File Box 2

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3697S**

Karen Johnson Davidson County
Batch# 405865 **DEEDWARR**
05/26/2020 03:30:42 PM 2 pgs
Fees: $13.00 Taxes: $8,140.00
20200526-0054190

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Meredith S. Oates, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **George N. Spiva and Michelle L. Spiva, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Consolidation Plat of Lots 3, 4 and 5, Sunset Hills Terrace Subdivision, of record in Instrument No. 20040811-0097105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meredith S. Oates and husband, John A. Oates by Warranty Deed from Lucy B. Van Voorhees, Edward B. Van Voorhees, Jr. and Jeanne Van Voorhees Ellis, as Co-Executors of the Last Will and Testament of Lucile B. Van Voorhees, as to an undivided 50% interest, and Edward B. Van Voorhees, Jr., Trustee of The 2003 Van Voorhees Family Trust under Trust Agreement dated December 30, 2003, as to an undivided 50% interest, of record in Instrument No. 20040902-0106151, Register's Office for Davidson County, Tennessee, dated August 31, 2004, and recorded on September 02, 2004. John A. Oates passed away on July 30, 2019, title vesting solely in Meredith S. Oates by virtue of their tenancy by the entirety.

This is improved property also known as 2032 Sunset Hills Terrace, Nashville, Tennessee 37215.

Map and Parcel: 145-00-0-140.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 22nd day of May, 2020.

Meredith S. Oates -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meredith S. Oates, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of May, 2020.

(SEAL)

NOTARY PUBLIC

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$2,200,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 22nd day of May, 2020.

Affiant

(SEAL)

NOTARY PUBLIC

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
George Spiva and Michelle Spiva	New Owner
2032 Sunset Hills Terrace	Same
Nashville, TN 37215	