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THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35988-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me this 27th day of January, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 564297 DEEDWARR
01/29/2021 10:20:59 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00

20210129-0013201

WARRANTY DEED

Address New Owner: John Van Ness, Kristin Van Ness 5825 Robert E. Lee Drive Nashville, TN 37215	**Send Tax Bills To:** Cardinal Financial Co. P.O. Box 0054 Palatine, IL 60055-0054	**Tax Information:** Map and Parcel No.: 14509003800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Leigh Spruill and wife, Susalee Cain Spruill**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Van Ness and Kristin Van Ness, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5825 Robert E. Lee Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of January, 2021.

Robert Leigh Spruill
BY: Steve G. Fridrich, Attorney-In-Fact

Susalee Cain Spruill
BY: Steve G. Fridrich, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve G. Fridrich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Robert Leigh Spruill and Susalee Cain Spruill, and is authorized by the said Robert Leigh Spruill and Susalee Cain Spruill to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of January, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Tyne Valley Estates, Section 5, of record in Plat Book 3600, page 54, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Leigh Spruill and wife, Susalee Cain Spruill by deed dated July 18, 2005 from Paige Anthony Tipton (AKA Susan Paige Tipton), unmarried, of record in Instrument No. 20050729-0088868, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 14509003800.
2. All matters appearing on the Plan of record as Plat Book 3600, page 54, Register's Office for Davidson County, Tennessee.
3. Deed of Conveyance for water mains to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3850, page 357, Register's Office for Davidson County, Tennessee.