WARRANTY DEED

Karen Johnson Davidson County
Batch# 672811 DEEDWARR
07/08/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210708-0091998

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF July 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Stephanie Ellen Gravert-Spitzer	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	New Owner (NAME)	
2700 Booker st (ADDRESS)	at property (ADDRESS)	09206050400
Nashville TN 37208 (CITY) (STATE) (ZIP)	address (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LIVING DEVELOPMENT CONCEPTS, INC. a Tennessee Non Profit Corporation** . HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Stephanie Ellen Gravert-Spitzer,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 83 and the Easterly 18 feet of Lot No. 82 on the Map of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 of Dr. Boyd Mcnairy's Addition to Nashville, of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 54 feet on the northerly side of Booker Street, formerly Hamilton Street, and run back between parallel lines, 106 feet to an alley.

Being the same property conveyed to Living Development Concepts by Quit Claim Deed recorded April 23, 2020 at Instrument No. 20200423-0042519 in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale and Report of Sale from Claudia C. Bonnyman, Clerk and Master of record in Instrument No. 19991229-0307941, Register's Office for Davidson County, Tennessee, dated December 06, 1999 and recorded on December 29, 1999. (Value of consideration shown in aforementioned deed

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No 20200608-0076849 and 20200423-0042519 **in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 2700 Booker St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of July, 2021.

Living Development Concepts , Inc.

Henry O. Miller

By: Henry Ø Miller, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Henry O Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **President** of **Living Development Concepts , Inc.** the within named bargainer, and that he/she as such **President**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **President**

WITNESS my hand and official seal at office this 1st day of July, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 9-8-22



Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2021.

Date

Affiant Signature

7/7/2021

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of July, 20____.

Notary's Signature

My Commission Expires: 9-7-21

Date

Notary's Seal (if on paper)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021