WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/16/02

(AFFIX SEAL)

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/22/02 14:45 2pgs
Fees:13.00 Taxes:925.00

20020122-0008588

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive, Ste. 150
Brentwood, Tennessee 37027

B-2459

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Spicer	Union Planters Bank, National Association	146-14-0-031.00
(NAME)	(NAME)	
815 Forest Acres	3325 West End Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(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, WE, John Kemp Lytle Jr. and Lorie Hoppers Lytle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Spicer, *HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Also Known as Richard E. Spicer

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Section One Forest Acres Subdivision, of record in Book 1130, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Kemp Lytle Jr. and Lorie Hoppers Lytle by deed from Peter J. Strainse and wife, Laura M. Strianse of record in Book 9725, Page 646, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 815 Forest Acres, Nashville, TN 37220

(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 our hands this 7th day of January, 2002.

John Kemp Lytle Jr., by Lorie Hoppers Lytle Attorney in fact

Lorie Hoppers Lytle

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorie Hoppers Lytle* the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of January, 2002.

*and John Kemp Lytle, Jr.

Commission expires: 4/16/02

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ TENNESSEE WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Lorrie Hoppers Lytle, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of John Kemp Lytle, Jr., and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said John Kemp Lytle, Jr.. Witness my hand and Notarial Seal this 7th day of January 2002..

Notary Public

My Commission Expires: _____

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027