WARRANTY DEED

File #11012302

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110015523 DEEDWARR
Recvd: 03/16/11 09:44 2 pgs
Fees:13.00 Taxes:88.80

20110316-0020605

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-29-2011 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — DARLENE EDWARDS ROBERTS — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Spicer and Juanita M. Spicer	Same	81-7-267
(NAME)	(NAME)	
1810 15th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I, **Johunna R. Redmond, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Spicer and wife, Juanita M. 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:

Being Lot No. 11, on the map entitled McNee's Subdivision of Lot No. 8 Thomas Woodards Subdivision, as the same appears of record in Plat Book 161, Page 44, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Johunna R. Redmond, unmarried by deed from Andy McKevitz, dated 12/5/05, of record in Instrument No. 20051209-0148135, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 161, Page 44, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1810 15th Avenue N, 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 9th day of March, 2011.

Johunna R. Redmond

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Johunna R. Redmond, unmarried with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 9th day of March, 2011.

Commission expires:

8/16/14

Notary Public

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130