WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130011454 DEEDWARR
Recvd: 02/11/13 11:15 2 pgs
Fees:13.00 Taxes:149.85
20130211-0013883

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00

Deanna Reyes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2013.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March [illegible], 2014
(AFFIX SEAL)

NOTARY PUBLIC DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-in-Fact
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Spicer	New Owner	03306002100
(NAME)	(NAME)	
2043 Crencor Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Deanna R. Reyes , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE SPICER AND WIFE, JUANITA 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:

LAND IN THE 10TH, FORMERLY THE 20TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LYING WITHIN THE CITY OF GOODLETTSVILLE, BEING part of Lot No. 4 east of Dickerson Road on the Plan of the James W. Cole Lands, of record in Plan Book 1, Page 100 in the Chancery Court records for Davidson County, Tennessee and in Book 58, Page 547, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 102 feet on the northerly side of Campbell Road and extends back northwardly between parallel lines, 78 feet to a dead line, the easterly line being the easterly line of Lot No. 5, and also the westerly line of Lot No. 8 on the Plan of the Eppie Cunningham Lands, of record in Book 58, Page 56, said Register's Office.

Being the same property conveyed to Deanna R. Reyes by Warranty Deed from John E. Clemmons, Conservator for Nannie P. Malone, which deed is dated May 17, 2010 recorded May 18, 2010 as Instrument No. 20100518-0038416, Register's Office for Davidson County, Tennessee.

THE HEREIN CONVEYED PROPERTY IS NOT NOW AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE ABOVE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF JAMES W. COLE LANDS OF RECORD IN PLAN BOOK 1, PAGE 100 IN THE CHANCERY COURT RECORDS FOR DAVIDSON COUNTY, TENNESSEE AND IN BOOK 58, PAGE 547, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1166 Campbell Road, Goodlettsville, TN 37072
(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 7th day of February, 2013.

Deanna Reyes.

Deanna R. Reyes

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of February, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deanna R. Reyes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Deanie L. Gregory

Notary Public,

My Commission Expires:
March 03, 2014

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY