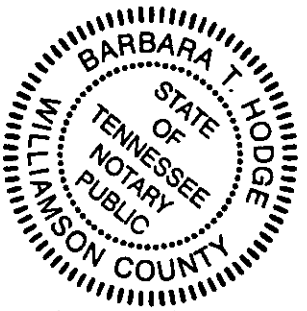
BILL GARRETT, Davidson County
Trans:T20130082473 DEEDWARR
Recvd: 09/24/13 09:51 2 pgs
Fees:13.00 Taxes:61.05
20130924-0100191



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2013.

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joe A. Spicer and Juanita M. Spicer	New Owner	Map\Parcel: 092-06-0-507.00
2706 Booker St.		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mark Young, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joe A. Spicer and Juanita M. Spicer, husband and wife

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 Davidson County, Tennessee, being Lot No. 79 on the Plan of Faulconer & Ashcraft's Subdivision of Lots Nos. 18 & 19, Boyd McNairy Tract of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 79 fronts 36 feet on the Northerly side of Hamilton Street and runs back between parallel lines, along the Easterly margin of the unnamed street, 106 feet to an alley.

Being the same property conveyed to Mark Young, a married man by Special Warranty Deed from Renasant Bank of record at Instrument No. 20121211-0114028, Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 11, 2012.Being the same property previously conveyed to Renasant Bank by Substitute Trustee's Deed from Amy L. Wood of record at Instrument No. 20111202-0093878, Register's Office for Davidson County, Tennessee, dated November 30, 2011 and recorded on December 02, 2011 and Scrivener's Affidavit recorded in Instrument No. 20121211-0114027, Register's Office for Davidson County, Tennessee.

This property is investment property and the spouse of Mark Young, has never had a marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 2706 Booker St. Nashville, TN 37208.

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 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/our hand(s) this 20th day of September, 2013.

Mark Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Mark Young** the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2013.

Notary Public

My Commission Expires: 6/3/15

HOLCOMB BURKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 130254BH
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027