THIS INSTRUMENT WAS PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20130090044 DEEDWARR
Recvd: 10/18/13 14:42 4 pgs
Fees:23.00 Taxes:388.50
20131018-0109231

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Joseph & Juanita Spicer 204 North Main Street Goodlettsville, TN 37072	New Owner(s)	082-03-0-236.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DENISE DARCEL GURLEY, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto JOSEPH SPICER and wife, JUANITA SPICER (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1008 Meridian Street, Nashville, Davidson County, Tennessee 37207.

Said Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to said Subject Property to Grantee, their heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through, or under Grantor and its predecessors-in-title, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 15th day of October, 2013.

GRANTOR:

DENISE DARCEL GURLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, DENISE DARCEL GURLEY, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 15 day of October, 2013.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Five Thousand and 00/100 Dollars ($105,000.00).

Joseph Spicer

Sworn to and subscribed before me, this 15 day of October, 2013.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/6/14

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 50 and the southerly 40 feet of Lot No. 51 of the Benedict Land Co's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said part of Lots 50 and 51, front together 50 feet on the westerly side of Meridian Street and run back westerly between parallel lines 173.5 feet more or less to an alley.

BEING the same property conveyed to Walter David Gurley and wife, Denise Darcel Gurley, by deed of record as Instrument No. 20070118-0007399, said Register's Office. The said Walter David Gurley having since died on or about December 4, 2012.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. 2014 and all subsequent years property taxes, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 332, page 40, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4479, page 515, said Register's Office.

4. Subject to Urban Zoning Overlay of record as Bill No. BL2000-364, as made applicable in Bill No. BL2000-476, Metro Clerk's Office of Davidson County, Tennessee.