Davidson County DEEDWARR
Recvd: 07/25/14 07:55 2 pgs
Fees:13.00 Taxes:736.30
20140725-0066073

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00.

Affiant

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN My Comm. Expires May 5, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of July, 2014.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Spencer Aaronson 1115 N 6th St. Nashville, TN 37207	New Owner	-08204002000

WARRANTY DEED

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 ACKNOWLEDGED, WE, Joseph Spicer and wife, Juanita Spicer, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Spencer Aaronson, unmarried (3) 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:

Property known as 1115 N 6th St. Nashville, TN 37207, County of Davidson

LAND in Davidson County, Tennessee, being the northerly 17 feet of Lot No. 154 and the southerly 28 feet of Lot No. 155 on the Plan of Oakwood Park of record in Book 421, Page 12, Register's Office for said County.

Said parts of Lot Nos. 154 and 155 front together with 45 feet on the easterly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Joseph Spicer and wife, Juanita Spicer by deed from Denise Gurley dated 9/30/2013 filed of record in Instrument No. 20131003-0103741, said Register's Office.

Tax Map and Parcel ID is as follows 08204002000

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1115 N 6th St., Nashville, TN 37207

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 unemcumbered, 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 17th day of July, 2014.

Joseph Spicer

Juanita Spicer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2014, before me personally appeared Joseph Spicer and wife, Juanita Spicer, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 17th day of July, 2014.

Notary Public
Commission Expiration: 1-5-2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017