| Davidson County | DEEDWARR |
|---|---|
| Recvd: 09/05/14 15:09 | 3 pgs |
| Fees:18.00 Taxes:506.90 | |
| **20140905-0081666** | |

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of September, 2014.

Notary Public

Commission Expiration: 1-5-2016

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Charlotte Vermeeren<br>612 S. 13th St.<br>Nashville, TN 37206 | SAME AS NEW OWNER | -09401007900 |

## 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, **Joe Spicer and wife, Juanita Spicer**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlotte Vermeeren, unmarried**, 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 612 S. 13th St. Nashville, TN 37206, County of Davidson

BEING Lot No. 48 on the amended plan of lot lying between 12th and 13th Streets part of Payne, Blakemore and Cummings Addition, of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the westerly margin of South 13th and runs back between parallel lines 161 feet to an alley where it measures 50 feet thereon.

Being the same property conveyed to Joe Spicer and wife, Juanita Spicer by deed from Bobby D. Osborne dated 9/22/2005, filed of record in Instrument No. 20051005-0120263, said Register's Office.

Tax Map and Parcel ID is as follows 09401007900

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 612 S. 13th St., Nashville, TN 37206**

**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 5th day of September, 2014.

Joe Spicer

Juanita Spicer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2014, before me personally appeared Joe 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 5th day of September, 2014.

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

Notary Public
Commission Expiration: 1-5-2014

# True Copy Certification

I, Kristian Short, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, RITA B MITCHELL a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-5-2016

Notary' Seal (if on paper)

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