BILL GARRETT, Davidson County
Trans:T20140078444 DEEDWARR
Recvd: 10/17/14 13:34 2 pgs
Fees:13.00 Taxes:1295.00
20141017-0096058

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140900238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
15th day of OCTOBER, 2014

Notary Public

MY COMMISSION EXPIRES: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. MCMURTRY PO Box 160617 Nashville, TN 37216	SAME AS NEW OWNER	106-13-0-226.00

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,

PAUL J. SPICER, UNMARRIED

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

JAMES E. MCMURTRY

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. 11 on the Plan of Burns Industrial Subdivision, Section 9, as of record in Book 4350, Page 87, Register's Office for said County.

Said Lot No. 11 fronts 108 feet on the southerly side of Caden Drive and extends back 285.82 feet on the westerly line and 281.98 feet on the easterly line to a dead line measuring 108.07 feet thereon.

BEING the same property conveyed to Paul J. Spicer and wife, Ruth M. Spicer, by Warranty Deed from Third National Bank in Nashville, Trustee for Woodlawn Memorial Park Perpetual Care Fund, dated 4/15/70 and recorded 5/1/70 in Book 4414, Page 650, in the Register's Office of Davidson County, Tennessee. The same Ruth M. Spicer having since died on or about September 13, 2008, leaving property vested in Paul J. Spicer.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **121 CADEN DRIVE, NASHVILLE, TN 37210**
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 our hands this 15th day of OCTOBER, 2014.

PAUL J. SPICER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL J. SPICER the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of OCTOBER, 2014.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018