BILL GARRETT, Davidson County
Trans:T20140084817 DEEDWARR
Recvd: 11/10/14 12:07 2 pgs
Fees:13.00 Taxes:148.00
20141110-0103592

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of October, 2014, by and between Annie Lankford, party of the first part, and Joseph A Spicer and Juanita M Spicer, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Landin the 13th Civil District Annexed (Formerly 12th Civil District) Davidson County, Tennessee, being Lot No. 150 on the plan of Trinity HIlls Village, Section II, First Addition, as of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description of said lot.

Being all or part of the same property conveyed to Will Crutcher by virtue of that certain Deed dated October 24, 1973, at Book 4761, Page 656 in the amount of $18,650.00 in the Register's Office of Davidson County, Tennessee. Will Crutcher died testate on February 20, 2004 leaving property to Oscar Crutcher by virtue of Last Will & Testament of record Davidson County Probate 06P1842 and Davidson County Register's Office at Instrument No. 20141024-0098474. Oscar Crutcher died intestate on March 24, 2013 leaving property to his sole heir at law Annie Lankford by virtue of Affidavit of Heirship of record at Instrument No. 20141024-0098473 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: any and all existing restrictions recorded in Book 4551, Page 440 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Annie Lankford by Memorie White Attorney in fact
Annie Lankford, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this day of October, 2014, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Annie Lankford and acknowledged that she executed the same as the free act and deed of the said Annie Lankford.

WITNESS my hand and official seal at office this 29th day of October, 2014.

Ashlee D Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Joseph A Spicer and Juanita M Spicer

Tax Parcel No . 06013012800

Property Address: 508 Pascal Ct
Nashville, TN 37207

MAIL TAX
BILLS TO: New Owner
204 North Main Street
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $40,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of October, 2014.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017