mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

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

BILL GARRETT, Davidson County
Trans:T20140089673 DEEDWARR
Recvd: 12/01/14 10:39 2 pgs
Fees:13.00 Taxes:777.00
20141201-0109787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF NOVEMBER, 2014.

Notary Public

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Elizabeth A. Hines 1008 Meridian St. Nashville, TN 37207	SWBC Mortgage 9311 San Pedro Ave, Ste 100 San Antonio, TX 78216	-08203023600

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 **Elizabeth A. Hines, an unmarried person**, 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 1008 Meridian St. Nashville, TN 37207, County of Davidson

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 Company'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 Joseph Spicer and wife, Juanita Spicer by deed from Denise Darcel Gurley dated 10/15/2013, filed of record in Instrument No. 20131018-0109231, said Register's Office.

Tax Map and Parcel ID is as follows 08203023600

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 1008 Meridian 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 25th day of November, 2014.

Joseph Spicer

Juanita Spicer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 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 25th day of November, 2014.

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

Rita B Mitchell
Notary Public
Commission Expiration: 1-5-2016