THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122509**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $48,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2014 Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-17-17

BILL GARRETT, Davidson County
Trans:T20140092240 DEEDWARR
Recvd: 12/10/14 09:09 2 pgs
Fees:13.00 Taxes:177.60
20141210-0112930

WARRANTY DEED

Address New Owner: Joseph Spicer and Juanita Spicer 204 N. Main St Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-06-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert E. Brown, Administrator of the Estate of George Washington Brown** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Spicer and Juanita Spicer, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 91, CUMBERLAND GARDENS, as shown on plat of record in Plat Book 2900, Pages 3 and 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Thomas N. Bainbridge, unmarried to George W. Brown and wife, Mary E. Brown as recorded on the 4th day of September, 1959 in Deed Book 2958, Page 507. Said property having passed to the Estate of George Washington Brown upon his death on February 28th, 2007 in Davidson County, Tennessee, and admitted to Probate on March 22nd, 2007 as Docket 07P-491 in the Seventh Circuit Court of Davidson County, Tennessee. Robert E. Brown named as Administrator of Estate in Order of Intestate Administration. See also Affidavit of Heirship as recorded on the 10th day of April, 2008 in Instrument No. 20080410-0036188, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CUMBERLAND GARDENS, as recorded in Plat Book 2900, Page(s) 3 and 4.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2909, Page 135.

This is improved property located at 2702 O'Neal Drive Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2014.

Estate of George Washington Brown

Robert E. Brown

By: Robert E. Brown, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Administrator of the Estate of Robert E. Brown, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of December, 2014.

Notary Public
My Commission Expires: 12-31-2017

WILLIAM F. KEENAN
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires Dec. 31, 2017