THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122634**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $147,000.00. Tracy Perry Affiant Subscribed and sworn to before me, this 30th day of December, 2014. Notary Public My Commission Expires: 3/24/17

CAROLYN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: Jacob Kassinger 2412 Seifried St Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08106036500

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, **Joseph A. Spicer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob A. Kassinger, an unmarried man,** ("Grantee"), his 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 a lot of land in the 8th, formerly 13th Civil District of Davidson County, Tennessee, being party of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, described according to a Map of C, Santi's Property made by Earle Drake, County Surveyor for said County, March 29, 1928, as follows:

Beginning at a point on the Northerly side of Seifried Street extended, 83 feet Easterly from the Northeast corner of said Seifried Street extended and 25th Avenue North; thence Easterly with the Northerly side of said Seifried Street extended 67 feet to the Southwest corner of a part of said Lot No. 17 conveyed by Conrad Santi and wife, to Charles L. Waterston and wife, by deed of record in Book 484, Page 606, said Register's Office; thence Northerly with the Westerly line of said lot 150 feet to an alley; thence Westerly with the Southerly margin of said alley 67 feet; thence Southerly and parallel with the Easterly side of 25th Avenue, North, 150 feet to the beginning.

Being the same property conveyed to Joseph A. Spicer by Special Warranty Deed from HSBC Bank USA, N.A., as Trustee for the Certificate-Holders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-WMC1, recorded on the 17th day of December, 2013 in Instrument No. 20131217-0127364, in the Register's Office of Davidson County, Tennessee.

Said property was never the principal residence of Joseph A. Spicer.

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.

BILL GARRETT, Davidson County
Trans:T20150001875 DEEDWARR
Recvd: 01/08/15 14:20 2 pgs
Fees:13.00 Taxes:543.90
20150108-0002229

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann· 67-5-603, et seq. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 31, Page(s) 603.

This is improved property located at 2412 Seifried St 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 30th day of December, 2014.

Joseph A. Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph A. Spicer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018