Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150013577 DEEDWARR
Recvd: 02/25/15 08:40 2 pgs
Fees:13.00 Taxes:203.50
20150225-0015953

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 20th day of February, 2015, by and between Adrienne Koger, Married, party of the first part, and Joseph Spicer and Juanita Spicer, husband and wife, 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:

Land in Davidson County, Tennessee, being the Easterly 25 feet on the Westerly half of Lot 31, Block "B" and the Easterly 50 feet of Lot 31, Block "B" on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for said County, said parts of Lot 31 front together 75 feet on the Northerly side of Duling Avenue and runs back between parallel lines, 165 feet to a dead line.

Being all or part of the same property conveyed to Adrienne Koger with a life estate retained by Don Battle by virtue of that certain Quit Claim Deed dated October 1, 2014, at Instrument No. 20141126-0109066 in the Register's Office of Davidson County, Tennessee. Don Battle December 6, 2014. Seller warrants that this property is not her primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Adrienne Koger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Adrienne Koger, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of February, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires: _____

Property Owner & Address: Joseph Spicer and Juanita Spicer

Tax Parcel No 04309024200

Property Address: 259 Duling Avenue
Madison, TN 37115

MAIL TAX
BILLS TO: New Owner
204 N. Main St.
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 $55,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

J Anderson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of February, 2015.

Notary Public

My Commission Expires:_____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017