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:T20150013584 DEEDWARR
Recvd: 02/25/15 08:45 2 pgs
Fees:13.00 Taxes:314.50
20150225-0015959

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 Christopher Battle, a single man , 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:

Being Lot No. 91 on the Plan of Shelby Heights, Section 1, Revised, of record in Deed Book 2330, Page 171, (erroneously referred as Book 5531, Page 907) Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Christopher Battle and reserved life estate for Donald Battle, by virtue of that certain Quit Claim Deed dated October 1, 2014, at Instrument No. 20141126-0109065 in the amount of $.00 in the Register's Office of Davidson County, Tennessee. Donald Battle died December 6, 2014.

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.

Christopher Battle, by Carlton Battle, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Carlton Battle, to me known (or proved to me to me on the basis of satisfactory evidence) to to be the person who executed the foregoing instrument as Attorney-In-Fact in behalf of Christopher Battle and acknowledged that he executed the same as the free act and deed of the said Christopher Battle.

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

Property Owner & Address: Joseph Spicer and Juanita Spicer

Tax Parcel No 09405006900

Property Address: 919 S 13th Court
Nashville, TN 37206

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 $85,000.00 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 08-11-2017