THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033409**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00 Affiant Subscribed and sworn to before me, this 2nd day of April, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150025545 DEEDWARR
Recvd: 04/07/15 10:36 2 pgs
Fees:13.00 Taxes:334.85
20150407-0030306

WARRANTY DEED

Address New Owner: James Albert Murphy, Jr. and Jordan Carver PO Box 150979 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 72-10-242.00

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, **Juanita M. Spicer and husband, Joe A. Spicer** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Albert Murphy, Jr. and Jordan Carver, 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:

Being Lot No. 4 of an unrecorded Subdivision of R.C. Lewis' property as shown on the survey made by Norris H. Hickerson, November 14, 1946, described as follows:

Beginning at an iron pin in the Easterly margin of Northview Avenue, 180 feet South of the Southeast corner of Litton Avenue; thence along the line between Lots 3 and 4, South 86ï¿½ 15' East 100 feet to an iron pin in the Westerly line of the G. 0. cuff property; thence along Cuff's line, South 30 45 West 50 feet to an iron pin; thence North 86ï¿½ 15' West 100 feet to an iron pin in the Easterly margin of Northview Avenue; thence along the margin of said Avenue, North 3ï¿½ 45' East 50 feet to the point of beginning.

Being the same property conveyed to Juanita M. Spicer and husband, Joe A. Spicer by Warranty Deed from Josephine Carter, unmarried, recorded on the 10th day of August, 2007 in Instrument No. 20070810-0095903, 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.

This is improved property located at 2307 Northview Ave Nashville, TN 37216.

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 2nd day of April, 2015.

Juanita M. Spicer

Joe 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, Juanita M. Spicer and Joe A. Spicer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018