THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043734**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $129,900.00. Affiant Subscribed and sworn to before me this 4th day of May, 2015. Notary Public My Commission Expires: My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150034593 DEEDWARR
Recvd: 05/05/15 14:40 2 pgs
Fees: 13.00 Taxes: 480.63
20150505-0040994

WARRANTY DEED

Address New Owner: Flanigan Investments, LLC 919 S 13Th Ct Nashville TN 37206	Send Tax Bills To: ~~New~~ Owner 2450 Greenwood Rd. College Grove, TN 37046	Tax Information: Tax Parcel ID No. 09405006900

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 Spicer and Juanita Spicer, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Flanigan Investments, LLC, a Tennessee limited liability company**, ("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. 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.

Being the same property conveyed by Warranty Deed from Christopher Battle, a single man to Joseph Spicer and Juanita Spicer, husband and wife as recorded on the 25th day of February, 2015 in Instrument No. 20150225-0015959; Quit Claim Deed from Tennie Southall to Donald C. Battle as recorded on the 11th day of March, 1985 in Deed Book 6507, Page 557; Also see Final Decree of Divorce as recorded on the 2nd day of June, 2003 in Instrument No. 20030602-0074660 and Probate Docket No. 15P-116, 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 SHELBY HEIGHTS, SECTION 1, REVISED, as recorded in Deed Book 2330, Page(s) 171.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2810, Page 475, revised in Book 3132, Page 455.

This is improved property located at 919 S 13Th Ct Nashville, TN 37206.

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 4th day of May, 2015.

Joseph Spicer

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

Witness my hand, at office, this 4th day of May, 2015.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017