THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064297** BILL GARRETT, Davidson County Trans:T20150047436 DEEDWARR Recvd: 06/15/15 14:37 2 pgs Fees:13.00 Taxes:370.00 20150615-0056772	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $100,000.00. Affiant Subscribed and sworn to before me, this 11th day of June, 2015. Notary Public My Commission Expires: SHARA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Joseph Spicer and Juanita Spicer 1304 DOUGLAS AVE Nashville TN 37206-2305	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 72-13-433.00

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, **Michael G. Smith and wife, Nichelle Y. Smith** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Spicer and Juanita Spicer, 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:

Certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 27 on the Plan of John W. Love's Subdivision of Greenwood, which is of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael G. Smith and wife, Nichelle Y. Smith by Installment Deed from E. A. Sircy, Jr. and wife, Louise Sircy, recorded on the 21st day of November, 1994 in Deed Book 9525, Page 734, 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 JOHN W. LOVE'S SUBDIVISION OF GREENWOOD, as recorded in Plat Book 332, Page(s) 4.

This is improved property located at 1304 DOUGLAS AVE Nashville, TN 37206-2305.

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 11th day of June, 2015.

Michael G. Smith

Nichelle Y. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael G. Smith and Nichelle Y. Smith, 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 11th day of June, 2015.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY