THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074830** BILL GARRETT, Davidson County Trans:T20150064651 DEEDWARR Recvd: 08/05/15 08:42 2 pgs Fees:13.00 Taxes:629.00 20150805-0077624	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2015. Notary Public My Commission Expires: 10/18/16 DANA DE... STATE OF TENNESS... NOTARY PUBLIC DAVIDSON COU...

WARRANTY DEED

Address New Owner: Sarah Harper 1313 N 5TH ST Nashville TN 37207-5515	Send Tax Bills To: ~~New Owner~~ SLBC Mortgage 9311 San Pedro #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 07116035800

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"), have this day bargained and sold, and does hereby transfer and convey to **Sarah Beth Harper and Brent G. Harper, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 9 on the Plan of Tom Joy Subdivision, of record in Plat Book 3600 at Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Christopher Battle, Single to Joseph Spicer and Juanita Spicer, husband and wife, as recorded on the 26th day of February, 2015 in Instrument No. 20150226-0016693; Quit Claim Deed from Donald C. Battle to Christopher Battle, as recorded on the 26th day of November, 2014 in Instrument No. 20141126-0109062; Quit Claim Deed from Patricia B. Battle to Donald C. Battle, unmarried, as recorded on the 14th day of August, 2014 in Instrument No. 20140814-0073730 and Quitclaim Deed from Roger W. Battle (unmarried) to Donald C. Battle and Patricia B. Battle, as recorded on the 21st day of July, 1989 in Deed Book 7894, Page 834, 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 TOM JOY, as recorded in Plat Book 3600, Page(s) 47.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3763, Page 136.

This is improved property located at 1313 N 5TH ST Nashville, TN 37207-5515

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 28th day of July, 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2015.

Notary Public

My Commission Expires: _____

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