THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105651**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2015. Notary Public My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

BILL GARRETT, Davidson County
Trans:T20150094423 DEEDWARR
Recvd: 11/05/15 11:54 2 pgs
Fees:13.00 Taxes:499.50
20151105-0112804

WARRANTY DEED

Address New Owner: Steven Fisher and Hannah Carter 104 GARRETT DR Goodlettsville, TN 37072-2212	Send Tax Bills To: CU Community, LLC 8351 E Walker Springs Lane Ste. 200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 03304000200

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 **Hannah Carter and husband, Steven T. Fisher**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of GOODLETTSVILLE HEIGHTS, SECTION III, as shown by plat of record in Plat Book 1835, Page 98, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Sarah Evelyn Duke Hunter Oldham, married to Joseph Spicer and Juanita Spicer, husband and wife as recorded on the 29th day of April, 2015 in Instrument No. 20150429-0038332; Decree as recorded on the 18th day of October, 1976 in Deed Book 5079, Page 123 and Installment Deed from C. L. Potts, and wife, Margaret J. Potts to Huey G. Hunter, and wife, Evelyn D. Hunter as recorded on the 25th day of July, 1960 in Deed Book 3101, Page 253, 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 2016 and thereafter, not yet due and payable.

City of Goodlettsville taxes for the year 2016 and thereafter, for tax parcel identification number 03304000200, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GOODLETTSVILLE HEIGHTS, SECTION III, as recorded in Plat Book 1835, Page(s) 98.

This is improved property located at 104 GARRETT DR Goodlettsville, TN 37072-2212.

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 30th day of October, 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 30th day of October, 2015.

Notary Public

My Commission Expires: _____

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