THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016272** **Davidson County DEEDWARR** **Recvd: 03/01/16 10:03 3 pgs** **Fees:18.00 Taxes:647.50** **20160301-0019312**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00 Affiant Subscribed and sworn to before me, this 29th day of February, 2016. Notary Public My Commission Expires: 12-6-2018

WARRANTY DEED

Address New Owner: Michael A. Mineo 822 DOUGLAS AVE Nashville TN 37206-3333	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07213030600

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 **Michael A. Mineo, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 9, Block A, Revised Plat of L.M. Ezell's 2.11 acre tract of Talbot Land, as shown on plat of record in Book 1130, Page 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

There is included in the above described lot but expressly excluded from this conveyance, the following parcel of land.

Right-of-way: Beginning at a point on the North boundary of Parcel 306 of Map 72-13 and at approximate Station 62+70 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue S 84 degrees 19 minutes 35 seconds E 50.00 feet to the East property line; thence with said line S 05 degrees 40 minutes 31 seconds W 0.80 feet to a point; thence N 84 degrees 40 minutes 45 seconds W 50.00 feet to the West property line; thence with said line N 05 degrees 40 minutes 22 seconds E 1.10 feet to the point of beginning. Containing 41.22 square feet.

Being the same property conveyed by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee to Joseph Spicer and Juanita Spicer as recorded on the 6th day of January, 2014 in Instrument No. 20140106-0001350 and Warranty Deed from Mack Robert Rhea and Paula A. Rhea, husband and wife to Shelia Beech, a single woman as recorded on the 3rd day of May, 2007 in Instrument No. 20070503-0052989, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1130, Page(s) 5

This is improved property located at 822 DOUGLAS AVE Nashville TN 37206-3333

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 29th day of February, 2016.

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 29th day of February, 2016.

Notary Public

My Commission Expires: _____

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

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN