Boy 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033301 DEEDWARR
Recvd: 04/22/16 13:47 2 pgs
Fees:13.00 Taxes:443.63
20160422-0039362

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $119,900.00.

June Rowell
Affiant

Subscribed and sworn to me on April 18, 2016.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29185SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joe Spicer and Juanita Spicer 2700 Buchanan Street Nashville, TN 37208	SAME	081-06-0-170.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Caroline Cherotich Ruto, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Joe Spicer and Juanita Spicer, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Map of J. Mat Williams Subdivision of Lot No. 8 of the Harding Bosley Tract of record in Plat Book 332, Page 54, in the Register's Office for Davidson County, Tennessee, and being a part of an unencumbered tract marked "Carney" and the West 1/2 of the South part of an unnamed street shown on the plan of Cumberland Gardens, as of record in Book 2900, page 3 and 4, said Register's Office and described as follows:

Beginning at a concrete monument in the north margin of Buchanan Street at the southeast corner of Lot No. 1 of west Cumberland Gardens Subdivision above referred to; thence along the east line of Lot No. 1, northerly 150 feet to a concrete monument in the south line of Lot No. 112 on the Map of Section II, Cumberland Gardens, as of record in Book 2854, page 92, said Register's Office; thence along the south line of Lots Nos. 112 and 111 on said Plan, easterly parallel to Buchanan Street, 95 feet to a point in the center line of a 40 foot unnamed street which was closed by instrument, of record in Book 3035, page 143, said Register's Office; thence along the center line of said Street as closed southerly 150 feet to the north margin of Buchanan Street; thence with the margin of the same westerly 95 feet to the point of beginning.

Being the same property conveyed to Caroline Cheroritch Ruto, married by Warranty deed from Sylvia Wilson, married and Louise Manning, unmarried of record in Instrument No. 20141204-0111184 Register's Office for Davidson County, Tennessee, dated December 3, 2014 and recorded on December 4, 2014.

Subject property is not now nor has it ever been the primary residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Taxes for the year 2016 a lien, not yet due and payable.
3. Subject to all matters shown on the Plan of record in Plat Book 332, Page 54, and Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 3 and 4, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2700 Buchanan Street, Nashville, TN 37208-1944.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 19th day of April, 2016.

Caroline Cherotich Ruto By
Caroline Cherotich Ruto By: Mayibuye Monanabela, Attorney In Fact
Mayibuye Monanabela, Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mayibuye Monanabela, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carolina Cherotich Ruto, as her Attorney in Fact, as the free act and deed of the within named Carolina Cherotich Ruto.

Witness my hand and official seal this 19th day of April 2016.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017

My Commission Expires: