Davidson County DEEDWARR
Recvd: 05/05/16 13:37 4 pgs
Fees:23.00 Taxes:370.00
20160505-0044666

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 29th day of April, 2016.

KAYLA E. ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 3, 2016

Notary Public

My commission expires: 5/3/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Spicer **Juanita Spicer**	NEW OWNER	**07209005800**
938 Oneida Ave		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tracey Jo Baggett, Lisa Kemp, Kristi Mitchell, and Sheila Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Spicer and Juanita Spicer, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 127 on the plan of Victory Heights Subdivision as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No 127 fronts 55 feet on the south side of Oneida Drive and runs back between parallel lines 150 feet to a dead line.

Included in the above described property but EXPRESSLY EXCLUDED herefrom is that property which was conveyed to the State of Tennessee for the use and benefit of the Department of Highways deed from Mary Allen Groves of record in Book 4112, page 797, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 127 on the map of Victory Heights Subdivision as of record in Book 1130, Page 97, Register's Office, Davidson County, Tennessee.

Beginning at a point in the northwesterly corner of the property of Mary Allene Groves, said point being also in the south margin of Oneida Avenue; thence running easterly 55 feet along the south margin of Oneida Avenue to a point; thence running southwesterly 20 feet along Groves easterly boundary line to a point; thence running northwesterly 50 feet to a point; thence running South 13 degrees 14 minutes 46 seconds West 130 feet to a point on Groves southerly boundary line; thence running northeasterly 150 feet along Groves westerly boundary line back to the point of beginning, containing 1,555 square feet, more or less.

Being the same property conveyed to Thelma Jean Bess by Probate Master's Deed dated 7/28/83 and recorded in Book 6107, page 994, Davidson County Registers Office. Thelma Jean Bass died interstate on 8/5/15 leaving grantors herein as her sole heirs at law. Reference made to Estate of Thelma Jean Bess, No. 16P170, Circuit Court of Davidson County, Tennessee, Probate Division. Further reference made to affidavits of heirship being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 938 Oneida Ave, Nashville, TN 37207.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 29th day of April, 2016.

Tracey Jo Baggett

Tracey Jo Baggett

Lisa Kemp by Tracey Jo Baggett - Attorney in fact
Lisa Kemp by Tracey Jo Baggett,
Attorney in Fact

Kristi Mitchell by Tracey Jo Baggett - Attorney in fact
Kristi Mitchell by Tracey Jo Baggett,
Attorney in Fact

Sheila Walker by Tracey Jo Baggett - Attorney in fact
Sheila Walker by Tracey Jo Baggett,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Tracey Jo Baggett, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

My Commission Expires: 12·22·19

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 Tracey Jo Baggett, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Lisa Kemp and that she is authorized by Lisa Kemp to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

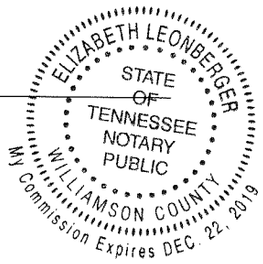
My Commission Expires: 12·22·19

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 Tracey Jo Baggett, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Kristi Mitchell and that she is authorized by Kristi Mitchell to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public



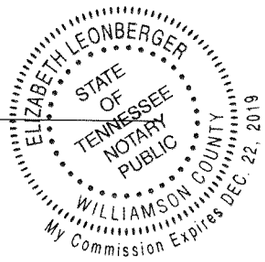
My Commission Expires: 12-22-19

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 Tracey Jo Baggett, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Sheila Walker and that she is authorized by Sheila Walker to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public



My Commission Expires: 12-22-19

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

