ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Titus Young Real Estate, LLC 1824 Jefferson St, #C Nashville, TN 37208	New Owner	09202028300 09202028400

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20160038192 DEEDWARR
Recvd: 05/09/16 09:15 2 pgs
Fees:13.00 Taxes:703.00

20160509-0045534

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Ibn Spicer, Trustee of the Charles Spicer Family Real Estate Trust, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Titus Young Real Estate, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

TRACT I

Being Lot No. 38 in E.T. Holman Subdivision of Lots 41, 42, and 43 in the Boyd McNairy's Plan, as of record in Book 161, page 2 Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being part of the same property conveyed Ibn Spicer Trustee of the Charles Spicer Family Real Estate Trust by Quitclaim Deed from Ibn Spicer, individually and as Executor of the Estate of Charles L. Spicer and Shalanda Spicer Buchanan and Sonya Spicer of record in Instrument Number 20150924-0097194, said Register's Office for Davidson County, Tennessee.

This is improved real property located at 2501 Scovel Street, Nashville, Tennessee 37208.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 33 and the westerly 15 feet of Lot No. 34 on the plan of the Bransford Realty Company's Subdivision of Lots No. 35, 36, and 37, in the E. T. Holman's Subdivision of Lots Nos. 41, 42 and 43 in the Boyd McNairy's plan and other property, as of record in Book 421, Page 90, of the Register's Office for Davidson County, Tennessee. Said Lot No. 33 and the westerly part of Lot No. 34 front together fifth feet on the southerly side of Madison or Scovel Street and run back between parallel lines 143 feet to an alley.

Being the same property conveyed to Ibn Spicer, Trustee of the Charles Spicer Family Real Estate Trust, by Quitclaim Deed from Ibn Spicer, individually and as Executor of the Estate of Charles L. Spicer and Shalanda Spicer Buchanan and Sonya Spicer of record in Instrument Number 20150924-0097193, said Register's Office for Davidson County, Tennessee

This is improved real property commonly known as 2419 Scovel Street, Nashville, Tennessee 37208.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. Tract I - All matters and conditions shown on the plat of record Book 161, page 2, said Register's Office for Davidson County, Tennessee.

Tract II - All matters and conditions shown on the plat of record Book 421, page 90, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $185,000.00
($190,000.00
(
(Subscribed and sworn to before me
(this 4th day of May, 2016.
(
(My Commission Expires:

Affiant

Notary Public

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires:
05-23-2016

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 3rd day of May, 2016.

Ibn Spicer, Trustee, of the Charles Spicer
Family Real Estate Trust

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Ibn Spicer, Trustee of the Charles Spicer Family Real Estate Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Charles Spicer Family Real Estate Trust acknowledged that she is authorized to execute the foregoing instrument on behalf of Trustee of the Ibn Spicer, Trustee of the Charles Spicer Family Real Estate Trust, the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trustee of the Charles Spicer Family Real Estate Trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of May, 2016.

ROBERT J. NESTEN III
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires
May 8, 2017

Notary Public

My Commission Expires: