THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16068137

BILL GARRETT, Davidson County
Trans:T20160075346 DEEDWARR
Recvd: 08/29/16 15:00 2 pgs
Fees:13.00 Taxes:610.13
20160829-0090357

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $164,900.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2016.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kayla Miller	New Owner	Tax Parcel ID No.
506 East Nocturne Drive		070-04-0-083.00
Nashville, TN 37207		

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, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kayla Miller, an unmarried woman**, ("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 part of Block "A", on the map of Dewey Heights Subdivision, as of record in Book 161, page 94, Register's Office for Davidson County and described according to a copy of a survey made by John M. Sullivan, Civil Engineer, dated May 13, 1958, as follows:

Beginning at a point in the northwesterly margin of Manila Street, in the north margin of the first alley north of Whites Creek Pike; said point being 325 feet northeast from said pike; thence with the margin of Manila Street, north 47 degrees 45' East 50 foot to a point; a corner of Lathon Lot, which is simultaneously herewith being corrected as to the description; thence with Lathon's line, north 49 degrees 19' West 216 feet to a point; thence south 52 degrees 54' west 50 feet to the north margin of a 30 foot alley above mentioned; thence with the margin of the same, south 49 degrees 07' east 220.0 feet to the point of beginning.

Being the same property conveyed to JOE SPICER by deed from SB TRS LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160309-0022695, dated March 3, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 070-04-0-083.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 161, page 94, said Register's Office.

Grant of Sewer Easement of record in Instrument No. 20070706-0080699, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record in Book 6380, page 214, said Register's Office.

This is improved property located at 506 East Nocturne Drive Nashville, TN 37207

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 16th day of August, 2016.

Joe 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, Joe 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 16th day of August, 2016.

Notary Public

My Commission Expires: _____

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