BILL GARRETT, Davidson County
Trans:T20160078435 DEEDWARR
Recvd: 09/07/16 14:34 2 pgs
Fees:13.00 Taxes:610.13
20160907-0094174

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078605**	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 29th day of August, 2016. Notary Public My Commission Expires: 2/25/20

GIANNIE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Nehemiah Johnson 508 Nocturne Drive East Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 070-04-0-082.00

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, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nehemiah Johnson**, ("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 SAID 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 THE NORTHWESTLY MARGIN OF MANILA STREET, 375 FEET NORTHEAST FROM THE NORTHERLY MARGIN OF WHITES CREEK PIKE, BEING 50 FEET NORTHEAST FROM AN ALLEY, AND BEING THE NORTHERLY FRONT CORNER OF THE LOT, WHICH IS SIMULTANEOUSLY HEREWITH BEING CORRECTED AS TO THE DESCRIPTION, OWNED BY SANDERS, THENCE WITH THE MARGIN OF MANILA STREET, NORTH 47 DEGREES 45 EAST 50 FEET TO A POINT; THENCE NORTH 49 DEGREES 31 WEST 211.7 FEET TO A POINT; THENCE SOUTH 52 DEGREES 54 WEST 50 FEET TO SAUNDERS NORTHWEST CORNER; THENCE ALONG SAUNDERS NORTH LINE, SOUTH 49 DEGREES 19 EAST 216 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. 20160309-0022617, dated March 3, 2016, said Register's Office.

Said property was never a primary marital residence of grantor.

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. 070-04-0-082.00.

Davidson County taxes for 2015, Map-Par. 070-04-0-082.00, $1,236.26, Paid.

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 Plat 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 508 Nocturne Drive East 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 29th day of August, 2016.

Joe 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, 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 August, 2016.

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

Notary Public

My Commission Expires: _____