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

**CRT File No. 16089075**

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: $88,000.00.

JAnderson
Affiant

Subscribed and sworn to before me, this 15th day of September, 2016.

Janderson
Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160081945 DEEDWARR
Recvd: 09/19/16 13:23 2 pgs
Fees:13.00 Taxes:325.60

20160919-0098295

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph A. Spicer and Juanita M. Spicer<br>3805 Creekwood Cir<br>Nashville, TN 37218 | New Owner | Tax Parcel ID No.<br>059-13-0-157.00 |

**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, **Cynthia Juanita Bass n/k/a Cynthia Walton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph A. Spicer and Juanita M. Spicer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 229, as shown on the map entitled the Plan of Haynes Park Subdivision, Section 3, of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CYNTHIA JUANITA BASS, by deed from D. LENIGER, TRUSTEE, THE KINGS LANE TRUST, of record in Instrument No. 20130501-0043838, dated June 27, 2007, said Register's Office.

Said property was never the 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. 059-13-0-157.00.

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 4460, page 185, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4707, page 766, said Register's Office.

This is improved property located at 3313 Kings Lane Nashville TN 37218

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 15th day of September, 2016.

Cynthia Juanita Bass n/k/a Cynthia Walton

Cynthia Juanita Bass n/k/a Cynthia Walton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia Juanita Bass n/k/a Cynthia Walton, 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 15th day of September, 2016.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018