THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109573** BILL GARRETT, Davidson County Trans:T20160100767 DEEDWARR Recvd: 11/15/16 12:44 2 pgs Fees:13.00 Taxes:1035.63 20161115-0120348	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $279,900.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2016. Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Melissa Lipski and Kristapher Lipski, and Diana Lee Cox and Richard Dale Cox 1712 17TH AVE N Nashville TN 37208-2049	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08110247

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"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Lipski and Kristapher Lipski, wife and husband and Diana Lee Cox and Richard Dale Cox, wife and husband**, ("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 the North 1/2 of Lot No. 366 on the Plan of D.T. McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the Easterly side of 17th Avenue North and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed by Warranty Deed from George Brandt, a married man and Eric Sox, a married man to Joe Spicer and Juanita Spicer, husband and wife as recorded on the 5th day of January, 2016 in Instrument No. 20160105-0000961; Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee to George Brandt and Eric Sox, as joint tenants with right of survivorship as recorded on the 4th day of December, 2015 in Instrument No. 20151204-0122284 and Warranty Deed from Sadie G. Johnson and husband A. P. Johnson, Sr. to Barbara J. Adkerson and Gale D. as recorded on the 29th day of February, 1984 in Deed Book 6238, Page 152, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1712 17TH AVE N Nashville TN 37208-2049

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 10th day of November, 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2016.

Notary Public

My Commission Expires: _____

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