THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109740**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160103073 DEEDWARR
Recvd: 11/22/16 08:33 2 pgs
Fees:13.00 Taxes:555.00

20161122-0122970

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Spicer and Juanita Spicer	Joseph Spicer and Juanita Spicer	Tax Parcel ID No.
926 Morrison Street	204 N. Main St.	092-04-0-242.00
Nashville TN 37208	Goodlettsville, TN 37072	

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, **Janet Marie Phillips, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Spicer and Juanita Spicer, husband and wife**, ("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 northerly 8 feet of Lot No. 13 and the southerly 31 feet of Lot No. 14 on the Plat of Johnson Bransford's Subdivision of 3 parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, of record in Plat Book 161, page 146, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Henry Cheatham and wife, Pearlene Cheatham by deed from Vernal W. Cambridge and wife, Mildred J. Cambridge, of record in Book 1713, page 623, dated April 12, 1949, said Register's Office.

George Henry Cheatham died on or about March 16, 1971, leaving Pearlene Cheatham as the surviving tenant by the entirety.

Pearlene Cheatham died intestate on or about June 20, 1993. Subject property having vested in Wanda Phillips, Brenda Phillips, Janet Phillips, Alesia Phillips, Michelle Phillips and Kimberly Phillips pursuant to Affidavits of Heirship of record in Instrument No. 20060328-0035102; Instrument No. 20060328-0035103; Instrument No. 20060328-0035104; Instrument No. 20060328-0035105; Instrument No. 20060501-0049619 and Instrument No. 20060501-0049620, said Register's Office.

Wanda Phillips, Brenda Phillips, Alesia Phillips, Michelle Phillips and Kimberly Phillips conveyed their interest in subject property to Janet Marie Phillips by quitclaim deeds of record in Instrument No. 20060501-0049621, dated April 27, 2006; Instrument No. 20060501-0049622, dated April 28, 2006; Instrument No. 20060501-0049623, dated April 27, 2006; Instrument No. 20060501-0049624, dated April 27, 2006 and Instrument No. 20060501-0049625, dated April 28, 2006, 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 2017 and subsequent years for Map-Par. 092-04-0-242.00.

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 Plat Book 161, page 146, said Register's Office.

This is improved property located at 926 Morrison Street Nashville TN 37208

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 17th day of November, 2016.

Janet Marie Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet Marie Phillips, 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 17th day of November, 2016.

Notary Public

My Commission Expires: _____

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