STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170000557 DEEDWARR
Recvd: 01/04/17 08:53 2 pgs
Fees:13.00 Taxes:395.90
20170104-0000628

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00.

Heather L Case
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2016.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. 16-6985D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joe Spicer and Juanita Spicer, husband and wife	New Owner	026 13 0 008.00
(NAME)	(NAME)	
204 N. Main St. ~~427 Moss Trail~~	"	
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mattie Parker and Stuart L. Orourke, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Spicer and Juanita Spicer, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52 on the plan of GOODLETTSVILLE HEIGHTS SECTION 2, as shown in Record Book 1424, page 120 and 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mattie Parker from Rebecca Page Hardcastle Howard, Eddie Lewis Hardcastle and Freddie Odell Hardcastle, by Warranty Deed dated March 30, 2012, as Instrument No. 201220409-0029679, as corrected in the Scriveners' Affidavit recorded in Instrument 20120426-0035676 in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1779, page 161, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424 , page 120 and 121, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement as recorded in Book 4468, page 390, Register's Office for Davidson County, Tennessee.

4. Easement as recorded in Book 1229, page 141, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 427 Moss Trail, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of December, 2016.

Mattie Parker — December 30, 2016 (Date)

Stuart L. Orourke — December 30, 2016 (Date)

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie Parker and Stuart L. Orourke, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2016.

My Commission Expires: 12/17/20

BRIAN SMITH — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY — COMM. EXP. 8/17/2020

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066