WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2017.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 07-06-2020

(AFFIX SEAL)

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

O-VRES-17-1746

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joe Spicer	new owner	
(NAME)	(NAME)	**081-11-0-069.00**
1746 22nd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY A. TISHERMAN AND INGRID L. TISHERMAN, TRUSTEES OF THE TISHERMAN FAMILY TRUST DATED JUNE 28, 2006,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH SPICER AND JUANITA SPICER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 310 on the Plan of J.M.T.J. and G.W. Hardings Plan of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey A. Tisherman and Ingrid L. Tisherman, Trustees of the Tisherman Family Trust dated June 28, 2006 by Warranty deed from Patricia J. Parsons, Trustee of the Twenty-Second Avenue Family Trust dated June 28, 2006 of record in Instrument No. 20170118-0005151 Register's Office for Davidson County, Tennessee, dated January 12, 2017 and recorded on January 18, 2017.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1746 22nd Avenue North , Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170016388 DEEDWARR
Recvd: 02/24/17 11:47 2 pgs
Fees:13.00 Taxes:333.00
20170224-0018631

Witness my/our hand(s) this the 21st DAY OF FEBRUARY, 2017.

Jeffrey A. Tisherman and Ingrid L. Tisherman, Trustees of the Tisherman Family Trust dated June 28, 2006

BY: _____
Jeffrey A. Tisherman
Co-Trustee

BY: _____
Ingrid L. Tisherman
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY A. TISHERMAN, CO-TRUSTEE OF THE TISHERMAN FAMILY TRUST DATED JUNE 28, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of February, 2017.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, INGRID L. TISHERMAN, CO-TRUSTEE OF THE TISHERMAN FAMILY TRUST DATED JUNE 28, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of February, 2017.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212