BILL GARRETT, Davidson County
Trans: T20170022890 DEEDWARR
Recvd: 03/17/17 11:11 2 pgs
Fees: 13.00 Taxes: 416.25
20170317-0026231

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$112,500.00** (One Hundred Twelve Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 15th day of March, 2017.

NOTARY PUBLIC / MY COMMISSION EXPIRES:

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
(NOTARY SEAL)
DAVIDSON COUNTY
My Commission Expires 03-06-2018

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joseph Spicer 204 North Main Street Goodlettsville, TN 37072	**SAME AS NEW OWNER**	08106005500

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **MARY COBLE FOLLIN, AND WEBB FOLLIN, III, TRUSTEES OF THE MARITAL TRUST AS ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF WEBB FOLLIN, JR.**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSEPH SPICER AND JUANITA SPICER, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 63 on the map of Cumberland Gardens Subdivision, as of record in Book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 54 feet on the northeasterly margin of Deerfield Drive and extends back between lines 143.4 feet on the southeasterly line and 143.6 feet on the northwesterly line, to a dead line in the rear, measuring 54 feet thereon.

This conveyance is made to: Restrictive Covenants of record in Book 2900, Page 135, said Register's Office, and the Plan of Record in Book 2900, pages 3 and 4, which shows an Owners Certificate, a thirty-foot minimum building set-back line from Deerfield Drive, and a ten-foot easement for public utility and drainage purposes along the rear line of said lot.

Being the same property conveyed to Mary Coble Follin and Webb Follin, III, Trustees of the Marital Trust, by deed from Mary Coble Follin and Webb Follin, III, Executors of the Estate of Webb Follin, Jr., deceased, of record in Book 9551, Page 462, dated September 13, 1994 and recorded December 20, 1994, Register's Office for Davidson County, Tennessee.

Being also known as 2712 Deerfield Drive, Nashville, Tennessee 37208.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2712 DEERFIELD DRIVE** **NASHVILLE, TN 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. 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.

LTSR Number: GTE File: 2017034496

WITNESS, this 15th day of March, 2017

Mary Coble Follin, Co-TR

Mary Coble Follin, Co-Trustee of the Marital Trust as established under the Last Will & Testament of Webb Follin, Jr.

Webb Follin, III Co-Tr.

Webb Follin, III, Co-Trustee of the Marital Trust as established under the Last Will & Testament of Webb Follin, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of March, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Coble Follin and Webb Follin, III**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Co-Trustees of The Marital Trust as established under the Last Will & Testament of Webb Follin, Jr., and in their capacity as such Co-Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of March, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____