THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210903** BILL GARRETT, Davidson County Trans:T20170029031 DEEDWARR Recvd: 04/06/17 10:05 2 pgs Fees:13.00 Taxes:896.88 20170406-0033709	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $242,400.00. Affiant Subscribed and sworn to before me, this ~~31st~~ 5th day of March, 2017. 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: Cullen DeHart and Kaylee Leddy 2413 Lacy Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-06-0-356.00

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, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cullen DeHart and Kaylee Leddy, unmarried as tenants in common with right of surviorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in the 8th, formerly the 13th, Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register' s Office for Davidson County, Tennessee, being Lot No. 36 on a survey, showing the subdivision of the Conrad Santi property, made by Z.J. Wilkinson, Surveyor, October, 1941, not of record, described according to said survey, as follows:

BEGINNING at a point on the southerly margin of Lacy Street at the northwest corner of the property conveyed to Jeter Edmond Cox and wife, by deed from Juanita Santi Dowlen and husband of record in Book 3401, Page 78, said Register' s Office; thence with the southerly margin of said street westwardly 61.5 feet; thence southwardly 150 feet to the northerly margin of a 15-foot alley; thence with same eastwardly 61.5 feet to said Cox' s southwest corner; thence with said Cox' s western boundary line, northwardly 150 feet to the beginning.

Being the same property conveyed to GEORGE LANE TINCH and mother, ROSE TINCH, by deed from GEORGE LANE TINCH, of record in Book 5363, page 683, dated November 14, 1978, said Register's Office. George Tinch conveyed his interest to his children, Adrienne Tinch, Yalanda Tinch, Earnest Tinch, Christopher Tinch, Hattie Tinch and Daniel Tinch by deed of record in Book 5501, page 304, dated September 18, 1979, said Register's Office. Adrienne Tinch conveyed her interest back to George Tinch in deed of record in Book 6325, page 511, dated June 27, 1984, said Register's Office. Earnest Tinch, Hattie Tinch, Christopher Tinch and Daniel Tinch conveyed their interest back to George Tinch by deed of record in Book 6443, page 736, dated December 8, 1984, said Register's Office. George Tinch created a tenancy by the entireties with his wife, Maggie Liean Tinch, as to his 1/2 interest in the subject property, by deed of record in Book 7714, page 78, dated November 29, 1988, said Register's Office. George Tinch died on or about December 25, 1988. Maggie Lieann Tinch and Yalanda Tinch, a/k/a Yolanda Tinch conveyed their interest in the subject property to Province Builders, LLC, of record in Instrument No. 20091023-0098285, dated October 21, 2009, said Register's Office.

Being the same property conveyed to JOE SPICER and JUANITA SPICER by deed from PROVINCE BUILDERS, LLC, of record in Instrument No. 20160617-0062032, dated June 10, 2016, 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. 081-06-0-356.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

This is improved property located at 2413 Lacy 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 31st day of March, 2017.

Joseph 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, Joseph Spicer and Juanita Spicer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2017.

Notary Public

My Commission Expires: _____

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