THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170511912

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $115,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2017.

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: T20170045253 DEEDWARR
Recvd: 05/26/17 15:34 2 pgs
Fees: 13.00 Taxes: 425.50
20170526-0052974

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Spicer and Juanita Spicer	New Owner	Tax Parcel ID No.
1415 Apache Lane	204 N Main St	053-09-0-101.00
Madison TN 37115	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, **Rebecca Hatfield, unmarried** ("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 Lot(s) 64-B, as shown on the map entitled Zone Lot Division Lots 63 and 64, Phase II, Kimbolton, of record in Plat Book 6900, page 934, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to REBECCA HATFIELD, by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20111104-0086571, dated November 2, 2011, 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. 053-09-0-101.00.

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 6900, page 794 and Plat Book 6900, page 934, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7464, page 969 and amended in Book 7799, page 50, said Register's Office.

Easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7464, page 969, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 1415 Apache Lane Madison TN 37115

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 22nd day of May, 2017.

Rebecca Hatfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca Hatfield, 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 22nd day of May, 2017.

Notary Public

My Commission Expires: _____

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