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

CRT File No. 170511776

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2017.

Notary Public
My Commission Expires: _____

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

BILL GARRETT, Davidson County
Trans:T20170049653 DEEDWARR
Recvd: 06/12/17 08:49 2 pgs
Fees:13.00 Taxes:1017.50
20170612-0058342

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trenton Hand and Cigdem Hand 2700 Buchanan Street Nashville TN 37208	New Owner	Tax Parcel ID No. 081-06-0-170.00

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, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trenton Ray Hand and Cigdem Ustunkaya Hand, 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 part of Lot No. 9 on the Map of J. Mat Williams Subdivision of Lot No. 8 of the Harding Bosley Tract of record in Plat Book 332, Page 54, in the Register' s Office for Davidson County, Tennessee, and being a part of an unencumbered tract marked "Carney" and the West 1/2 of the South part of an unnamed street shown on the plan of Cumberland Gardens, as of record in Book 2900, page 3 and 4, said Register' s Office and described as follows:

Beginning at a concrete monument in the north margin of Buchanan Street at the southeast corner of Lot No. 1 of west Cumberland Gardens Subdivision above referred to; thence along the east line of Lot No. 1, northerly 150 feet to a concrete monument in the south line of Lot No. 112 on the Map of Section II, Cumberland Gardens, as of record in Book 2854, page 92, said Register' s Office; thence along the south line of Lot Nos. 112 and 111 on said Plan, easterly parallel to Buchanan Street, 95 feet to a point in the center line of a 40 foot unnamed street which was closed by instrument of record in Book 3035, page 143, said Register' s Office; thence along the centerline of said Street, as closed, southerly 150 feet to the north margin of Buchanan Street; thence with the margin of the same westerly 95 feet to the point of beginning.

Being the same property conveyed to JOE SPICER and JUANITA SPICER, husband and wife, by deed from CAROLINE CHEROTICH RUTO, of record in Instrument No. 20160422-0039362, dated April 19, 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. 081-06-0-170.00.

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 332, page 54 and Plat Book 2900, pages 3 and 4, 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:

Deed of record in Instrument No. 20141204-0111184, dated December 3, 2014.

This is improved property located at 2700 Buchanan 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 5th day of June, 2017.

Joe 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, Joe Spicer and Juanita Spicer, 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 5th day of June, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018