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

CRT File No. 170712661

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2017.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170066707 DEEDWARR
Recvd: 08/03/17 08:28 2 pgs
Fees:13.00 Taxes:740.00
20170803-0079001

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Spicer and Juanita Spicer	New Owner	Tax Parcel ID No.
1411 Forrest Avenue	204 N Main St	083-09-0-368.00
Nashville TN 37206	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, **Johnnie O. Reynolds, unmarried man** ("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) 50, as shown on the map entitled Map of the Subdivision of the A.V.S. Lindsley 29 acre tract, of record in Plat Book 57, page 66, 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 CORINNE REYNOLDS, by deed from SAM MARLON MERRELL JR. and wife, PEGGY ANN MERRELL, of record in Book 4747, page 815, dated September 19, 1973, said Register's Office.

CORINNE REYNOLDS A/K/A CORINNE ELIZABETH REYNOLDS died on or about October 15, 2016. Her Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 17P682, devised the subject property to her nephew, JOHNNIE O. REYNOLDS.

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. 083-09-0-368.00.

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 57, page 66, said Register's Office.

This is improved property located at 1411 Forrest Avenue Nashville TN 37206

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 July, 2017.

Johnnie O. Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnnie O. Reynolds, 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 31st day of July, 2017.

Notary Public

My Commission Expires: _____

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