Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0916HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2017.

Notary Public
Commission Expires: 9-22-20

BILL GARRETT, Davidson County
Trans:T20170072400 DEEDWARR
Recvd: 08/21/17 15:11 4 pgs
Fees:23.00 Taxes:444.00
20170821-0085733

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Spicer 4037 Meadow Hill Drive Nashville, TN 37218	Same as New Owner	059-09-0-034.00

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,

Eulas D. Beddingfield, Executor of The Estate of Larry C. Reid and Bryant Williams, Keshea K. Reid and Denotryice L. Watkins, as devisees of Larry C. Reid

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Spicer and Juanita Spicer, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 127 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 127 fronts 77 feet on the westerly side of Meadow Hill Drive and runs back between parallel lines 140 feet to a line at the rear on which it measures 77 feet.

BEING the same property conveyed to Larry C. Reid by Warranty Deed from Lula C. Bowers Egwuatu and Ucuenna Egwuatu (aka Euchenna Egwuatu), dated 7/18/90 and recorded 7/23/90 in Book 8158, Page 595, Register's Office for Davidson County, Tennessee. The said Larry C. Reid died testate on 1/23/15. Pursuant to Order to Probate filed 4/1/15 in Docket No. 15P-472 in the Seventh Circuit Court for Davidson County, Tennessee, Eulas D. Beddingfield was appointed as Executor and Bryant Williams, Keshea K. Reid and Denotryice L. Watkins as devisees of Larry C. Reid.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4037 Meadow Hill Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of August, 2017.

Bryant Williams

Keshea K. Reid

Denotryice L. Watkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bryant Williams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 16th day of August, 2017.

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Aimee Denise Bobbitt
Notary Public
My Commission Expires: 5/4/19

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keshea K. Reid** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 16th day of August, 2017.

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Aimee Denise Bobbitt
Notary Public
My Commission Expires: 5/4/19

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Denotryice L. Watkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2017.

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Aimee Denise Bobbitt
Notary Public
My Commission Expires: 5/4/19

Dated this the 16th day of August, 2017.

Eulas D. Beddingfield, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eulas D. Beddingfield** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2017.

Aimee Denise Bobbett
Notary Public
My Commission Expires: 5/4/19

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.