THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511982**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $71,500.00. Affiant Subscribed and sworn to before me, this 5th day of September, 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
Batch# 613 DEEDWARR
09/13/2017 02:24:12 PM 2 pgs
Fees: $13.00 Taxes: $264.55

20170913-0093692

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Davis and Marilyn Davis 1166 Campbell Road Goodlettsville TN 37072	New Owner	Tax Parcel ID No. 033-06-0-021.00

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 **Daniel Davis and Marilyn Davis, 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 the 10th, formerly the 20th Civil District of Davidson County, Tennessee and lying within the City of Goodlettsville, being part of Lot No. 4 east of Dickerson Road on the Plan of the James W. Cole Lands, of record in Plan Book 1, Page 100 in the Chancery Court records for Davidson County, Tennessee and in Book 58, Page 547, Registers Office for Davidson County, Tennessee.

Said part of Lot No.4 fronts 102 feet on the northerly side of Campbell Road and extends back northwardly between parallel lines, 78 feet to a dead line, the easterly line being the easterly line of Lot No. 5, and also the westerly line of Lot No. 8 on the Plan of the Eppie Cunningham Lands, of record in Book 58, Page 56, said Registers Office.

Being the same property conveyed to JOE SPICER and wife, JUANITA SPICER, by deed from DEANNA R. REYES, of record in Instrument No. 20130211-0013883, dated February 7, 2013, 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. 033-06-0-021.00.

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 Plan Book 1, page 100 Chancery Court at Nashville and in Book 58, page 547, said Register's Office.

This is improved property located at 1166 Campbell Road Goodlettsville TN 37072

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 September, 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 September, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018