Bill Garrett Davidson County
Batch# 5985 DEEDWARR
09/29/2017 12:05:20 PM 2 pgs
Fees: $13.00 Taxes: $617.90
20170929-0099868

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170813015** RECORD & RETURN TO: Midtown Title of Murfreesboro 1639 Medical Center Pkwy., Ste. 101 Murfreesboro, TN 37129 File No.: E17-5580	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $167,000. Affiant Subscribed and sworn to before me, this 29th day of September, 2017. Notary Public My Commission Expires: 5-19-2020 RACHEL ODOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Chad W. Byrd and Kirsten Byrd 1415 Apache Lane Madison TN 371115	Send Tax Bills To: The Mortgage Firm, Inc. 921 Douglas Ave., Suite 200 Altamonte Springs, FL 32714	Tax Information: Tax Parcel ID No. 053-09-0-101.00

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, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad W. Byrd and Kirsten Byrd, 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 JOSEPH SPICER and JUANITA SPICER, husband and wife, by deed from REBECCA HATFIELD, of record in Instrument No. 20170526-0052974, dated May 22, 2017, 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.

This is improved property located at 1415 Apache Lane Madison TN 371115

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.

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2017.

Joseph 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, Joseph 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 25th day of September, 2017.

Notary Public

My Commission Expires: _____

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