Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1971

Bill Garrett Davidson County
Batch# 21140 DEEDWARR
11/02/2017 10:26:38 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20171102-0112466

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2017

Notary Public
Commission Expires: 9/10/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joe Spicer 512 Bob White Court Nashville, TN 37218-1606	Joe Spicer and Juanita Spicer 204 N Main St. Goodlettsville, TN 37072	059-05-0-212.00

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,

Retire Early Properties, LLC

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

Joe 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. 217 on the Plan of Buena Vista Estates, Section 5 of record in Plat Book 4460, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Retire Early Properties, LLC by Warranty Deed from Randy Elliott, a married man of record in Instrument No. 20151112-0114638, Register's Office for Davidson County, Tennessee, dated November 04, 2015 and recorded on November 12, 2015.

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: 512 Bob White Court, Nashville, TN 37218-1606.

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 31st day of October, 2017.

Retire Early Properties, LLC

Steven E. Cantrell, Member

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Steven E. Cantrell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Retire Early Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal at office this 31 day of Oct, 2017.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Commission Expiration: 9/10/16