Bill Garrett Davidson County
Batch# 22124 DEEDWARR
11/03/2017 02:46:34 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20171103-0113275

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Soumaly Inthavong, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan Spicer, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Easterly 17 feet of Lot No. 92 and the Westerly 33 feet of Lot No. 91, on the Map of Overhill City and W. H. Fox Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries Subdivision, of record in Plat Book 332, page 21, 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 Soumaly Inthavong, a single woman, by deed from Sandra L. Elkins, a single woman, dated October 17, 2016, of record in Instrument No. 20161026-0113088, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 311 Oriel Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 27th day of October, 2017.

Soumaly Inthavong

State of Tennessee)
County of Davidson)

On this 27th day of October, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Soumaly Inthavong, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 260,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of October, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:
Nathan Spicer
311 Oriel Avenue
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
119-01-0-369.00