Bill Garrett Davidson County
Batch# 27298 DEEDWARR
11/17/2017 10:24:31 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20171117-0118198

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171013676

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $. 250,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2017.

Notary Public
My Commission Expires: 10-30-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tinsley Dempsey 2712 Deerfield Drive Nashville TN 37208	New Owner	Tax Parcel ID No. 081-06-0-055.00

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 **Tinsley Dempsey, an unmarried woman and Bluford B. Sanders, III, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 63 on the map of Cumberland Gardens Subdivision, as of record in Book 2900, pages 3 and 4, Register's Offices for Davidson County, Tennessee.

Said Lot No. 63 fronts 54 feet on the northeasterly margin of Deerfield Drive and extends back between lines 143.4 feet on the southeasterly line and 143.6 feet on the northwesterly line, to a dead line in the rear, measuring 54 feet thereon.

Being the same property conveyed to JOSEPH SPICER and JUANITA SPICER, husband and wife, by deed from MARY COBLE FOLLIN AND WEBB FOLLIN, III, TRUSTEES OF THE MARITAL TRUST AS ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF WEBB FOLLIN, JR., of record in Instrument No. 20170317-0026231, dated March 15, 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. 081-06-0-055.00.

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 2900, pages 3 and 4, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2909, page 135, said Register's Office.

This is improved property located at 2712 Deerfield Drive Nashville TN 37208

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 10th day of November, 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 10th day of November, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018