THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214287** Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: G-Ku-17-94C	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 211,500.00 The actual consideration or value, whichever is greater, for this transfer is: $211,500.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2017. Notary Public My Commission Expires: 7/6/20 DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Ward 940 Oneida Avenue Nashville TN 37207	New Owner	Tax Parcel ID No.

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 **Emily Ward**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

unmarried

Land in Davidson County, Tennessee, being the South part of Lot No. 126 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said lot fronts 58 feet on the South side of Oneida Avenue, as now located, and runs back 150 feet on the East line, and 130 feet on the West line, to a dead line and measures 55 feet thereon.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, husband and wife by Warranty Deed from Donna L. McDaniel, unmarried woman of record in Instrument No. 20170428-0041725, Register's Office for Davidson County, Tennessee, dated April 24, 2017 and recorded on April 28, 2017. Being the same property conveyed to Donna L. McDaniel, an unmarried woman by Warranty Deed from Austin D. Young and wife, Stacey M. Young and Gary Larson, unmarried of record in Book 10273, Page 397, Register's Office for Davidson County, Tennessee, dated November 25, 1996 and recorded on November 27, 1996.

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.

Bill Garrett Davidson County
Batch# 35618 **DEEDWARR**
12/11/2017 09:24:41 AM 2 pgs
Fees: $13.00 Taxes: $782.55

20171211-0125712

This is improved property located at 940 Oneida Avenue Nashville TN 37207

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 6th day of December, 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 6th day of December, 2017.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018