30495-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 62272 DEEDWARR
02/26/2018 09:23:50 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180226-0017634

G-VRES-18-3041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2018.

Anna Agee
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Asa Spicer and Ashley Spicer	**FirstBank**	
(NAME)	(NAME)	
3041 Chateau Valley Dr.	**318 Seaboard Lane, Suite 205**	**059-15-0A-032.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KITOTO C. VON HEBB,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASA SPICER AND ASHLEY SPICER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 151 on the Plan of Final Plat, Phase I, Chateau Valley of record in Plat Book 6900, Page 894, 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 Robert Alvin Von Hebb, unmarried by Warranty deed from Dawn Alexander, unmarried of record in Instrument No. 20040105-0001357 Register's Office for Davidson County, Tennessee, dated December 29, 2003 and recorded on January 5, 2004. The said Robert Alvin Von Hebb having since died on August 3, 2010 leaving said property to Kitoto C. Von Hebb as the only heir at law of Robert Alvin Von Hebb. Affidavit of Heirship of record in Instrument No. 20101124-0094218, Register's Office for Davidson County, Tennessee.

The intestate estate was administered in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 10P-1238. The Estate is now closed pursuant to Order entered April 24, 2017

This conveyance is subject to:
- Taxes for the year 2018, and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 894, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7835, Page 86, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2150, Page 32, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Chateau Valley Homeowner's Association of record in Instrument No. 20060405-0039304, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3041 Chateau Valley Dr., Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 22nd DAY OF FEBRUARY, 2018.

Kitoto C. Von Hebb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KITOTO C. VON HEBB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of February, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212