Bill Garrett Davidson County
Batch# 82103 **DEEDWARR**
04/18/2018 09:24:35 AM 2 pgs
Fees: $13.00 Taxes: $418.10

20180418-0036384

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $113,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2018.

Notary Public
My commission expires: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map, Parcel Numbers
Joe Spicer **Juanita Spicer**	new owner	149020B00900CO
954 Strand Fleet Drive	204 N. Main St	
Antioch, TN 37013	Goodlettsville, TN 37072	

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 ACKNOWLEDGE, WE,

Tonya Lytle, married

HEREINAFTER CALLED 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. 193-ZA Zone Lot Division of Lots 187 and 193 through 195, Piccadilly Square, Phase II, plan of record in Plat Book 6900, page 106, amending Plat Book 6250, page 93, all of record in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tonya M. Oliver, by Warranty Deed from Deborah Stafford, unmarried, dated August 31, 1998, of record in Book 11094, page 950, Register's Office for Davidson County, Tennessee. Tonya M. Oliver has since married Travis Lytle and is now known as Tonya Lytle. Subject property has never been the marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 954 Strand Fleet Drive, Antioch, TN 37013.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tonya Lytle Date: 4/9/18

Tonya Lytle

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Tonya Lytle, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2018.

JAMIE R. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

NOTARY PUBLIC

My Commission Expires: 10.24.2021