Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0230-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2018

Notary Public
My Commission Expires: 1/24/21

Bill Garrett Davidson County
Batch# 82108 DEEDWARR
04/18/2018 09:33:28 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180418-0036407

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
C. Raymond Waters 2807 Emery Drive Nashville, TN 37214	C. Raymond Waters 2807 Emery Drive Nashville, TN 37214	Map/parcel: 096-09-0-163.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

The Estate of Mary Elizabeth Barrett Spicer

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C. Raymond Waters and wife, Vickie Waters

HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

SAID Lot No. 7 fronts 90.3 feet on the southerly side of Emery Drive and extends back between lines, 238 feet on the easterly side and 186.5 feet on the westerly side to an irregular line in the rear, and measures 104 feet on said irregular line.

BEING the same property conveyed to Marvin Eugene Spicer and wife, Mary B. Spicer by Warranty Deed from Clarence Elrod and wife, Elaine C. Elrod, dated 9/23/55 and recorded 9/23/55 in Book 2451, Page 258, Register's Office for Davidson County, Tennessee.

The said Marvin Eugene Spicer is reported to have predeceased Mary B. Spicer.

The said Mary B. Spicer (aka Mary Elizabeth Barrett Spicer), died testate on 10/27/17, and pursuant to Order to Probate filed 2/7/18 as Docket No. 17P-2206 in the Probate Court for Davidson County, Tennessee, Benjamin G. Barrett was appointed as Executor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable

governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2807 Emery Drive Nashville, TN, 37214

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of April, 2018

The Estate of Mary Elizabeth Barrett Spicer

By: Benjamin G. Barrett, Executor

Benjamin G. Barrett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Benjamin G. Barrett, IN HIS INDIVIDUAL CAPACITY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF Mary Elizabeth Barrett Spicer,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained and that **Benjamin G. Barrett, IN HER INDIVIDUAL CAPACITY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF Mary Elizabeth Barrett Spicer**

WITNESS MY HAND AND OFFICIAL SEAL in **Murfreesboro**, Tennessee, this the 13th day of April, 2018.

Monika Love

NOTARY PUBLIC

My Commission Expires: 9/7/21

MONIKA LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

RALPH E. SPICER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared RALPH E. SPICER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in **Smyrna**, Tennessee, this the 13th day of April, 2018.

Monika Love

NOTARY PUBLIC

My Commission Expires: 9/7/21

MONIKA LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021