WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17 2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Spicer	**NEW OWNER**	082-03-0-079.00
(NAME) 204 N. Main St.	(NAME)	Bill Garrett Davidson County Batch# 117685 **DEEDWARR** 07/18/2018 08:52:43 AM 2 pgs Fees: $13.00 Taxes: $462.50
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	20180718-0069764
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BC Properties, a Tennessee general partnership,** 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 the west 45 feet of Lots Nos. 165 and 166 on the Map of Sharpe & Horn's 2nd Subdivision of record in Book 161, page 53, Register's Office for said County.

Said parts of said lots adjoin the front 45 feet on the north side of Cleveland Street, formerly Joy Avenue, said extend back between parallel lines 100 feet, along the east margin of an alley to a dead line in the rear.

Being the same property conveyed to CLS Investment Properties, Inc. by Warranty Deed from Mrs. Geraldine M. Atkins, dated September 19, 2003, as of record in Instrument No. 20030930-0143974 and as corrected in Instrument No. 20090130-0008045, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Duke & Duke, LLC, by Deed in Lieu of Foreclosure from CLS Rental Properties, LLC f/k/a CLS Investment Properties, Inc., dated October 27, 2011, as of record in Instrument No. 20111031-0084557, Register's Office of Davidson County, Tennessee. AND Being the same property conveyed to BC Properties, a Tennessee general partnership, by Quitclaim Deed from Duke & Duke, LLC, dated June 18,2018, as of record in Instrument No. 20180620-0059313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 161, page 53, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 123 Cleveland Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my/our hands this 9th day of July, 2018.

BC PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

By: Bryan D. Spicer
Its: Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of BC Properties, a Tennessee general partnership and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and official at Franklin, Tennessee, seal this 9th day of July, 2018.

Notary Public
My Commission Expires: _____

File No.: 27889

