THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817460

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of September, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 144714 **DEEDWARR**
09/25/2018 09:54:08 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180925-0094784

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Avery 1903 26th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081-06-0-208.00

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 A. Spicer and Juanita M. Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Avery, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled Cumberland Gardens Section Five, of record in Plat Book 3300, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOE SPICER and JUANITA SPICER, husband and wife, by deed from FAMILY VENTURE MANAGEMENT, LLC, of record in Instrument No. 20171206-0124342, dated December 1, 2017, said Register's Office.

Joe Spicer being one in the same as Joseph A. Spicer and Juanita Spicer being one in the same as Juanita M. Spicer.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 081-06-0-208.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 3300, page 37, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3340, page 125, said Register's Office.

This is improved property located at 1903 26th Avenue North Nashville TN 37208

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 11th day of September, 2018.

Joseph A. Spicer

Juanita M. 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 A. Spicer and Juanita M. 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 11th day of September, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022