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

CRT File No. 181118562

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 175917 DEEDWARR
12/19/2018 10:06:45 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20181219-0123199

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Spicer and Juanita Spicer 204 N. Main St Goodlettsville, TN 37072	New Owner	Tax Parcel ID No. 083-09-0-239.00

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, **Cerella D. Jenkins, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Spicer and Juanita Spicer, husband and wife**, ("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) 18, as shown on the map entitled Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CERELLA D. JENKINS, by deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, of record in Book 11765, page 501 , dated November 30, 1999 , said Register's Office.

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. 083-09-0-239.00.

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 Plat Book 21, page 147, said Register's Office.

This is improved property located at 1107 Holly Street Nashville TN 37206

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 13th day of December, 2018.

Cerella D. Jenkins by Kiawara Jenkins her Attorney In Fact

Cerella D. Jenkins, by Kiawara Jenkins,
her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kiawara Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Cerella D. Jenkins and that she is authorized by Cerella D. Jenkins to execute this instrument on her behalf.

Witness my hand, at office, this 13th day of December, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021