WARRANTY DEED

GINA R. DEJAYNES STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

File No. LG0004807

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Loudon
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-27-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damon S. Spiceland	Jack Spiceland	061-08-0-119-00
(NAME)	(NAME)	
1217 Winding Way	230 Dudula Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	Loudon TN 3777X	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 179241 **DEEDWARR**
12/31/2018 01:54:29 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20181231-0126512

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, I, **Jack L. Spiceland and Carolyn Spiceland, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Damon S. Spiceland, a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9, the easterly half of Lot No. 8 and the westerly 40 feet of Lot No. 10 of Block D on the Plan of Section No. 2 of Jackson Park, of record in Plat Book 843, Page 21, in the Register's Office, DAVIDSON County, Tennessee, described according to a survey made by John Kohl & Co., dated 4/23/91, as follows:

Said property fronts together 130 feet on the northerly side of Winding Way and extends back 162 1/4 feet, more or less, on the westerly line and 180 feet, more or less, on the easterly line to the northerly line of said subdivision, measuring 136.5 feet thereon.

Being the same property conveyed to Jack L. Spiceland and wife, Carolyn Spiceland, by Special Warranty Deed, from Household Financial Center, Inc., of record in Instrument No. 20041229-0153625, in the Register's Office of Davidson County, Tennessee, dated December 17, 2004 and recorded on December 29, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1217 Winding Way, Nashville, TN 37216

(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 hand this 27th day of December, 2018.

Jack L. Spiceland

Carolyn Spiceland

Carolyn Spiceland

STATE OF TENNESSEE
COUNTY OF Loudon

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jack L. Spiceland and Carolyn Spiceland, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of December, 2018.

Gina R. DeJaynes

Notary Public

My commission expires: 4/27/22

GINA R. DEJAYNES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206