Karen Johnson Davidson County
Batch# 194710 DEEDWARR
02/13/2019 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20190213-0013310

MICHELLE W. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118918**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $649,900.00. Brad Smith Affiant Subscribed and sworn to before me, this 12th day of February, 2019. Michelle W Locke Notary Public My Commission Expires: 9/29/21

WARRANTY DEED

Address New Owner: Sarah Baer 1411 Forrest Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 09 0 368.00

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 Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Baer, unmarried**, ("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) 50, as shown on the map entitled Map of the Subdivision of the A.V.S. Lindsley 29 acre tract, of record in Plat Book 57, page 66, 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 by Warranty Deed from Johnnie O. Reynolds, unmarried man to Joseph Spicer and Juanita Spicer, husband and wife as recorded on the 3rd day of August, 2017 in Instrument No. 20170803-0079001; Probate Docket No. 17P682 and Warranty Deed from Sam Marlon Merrell, Jr. and wife, Peggy Ann Merrell to Corinne Reynolds, unmarried as recorded on the 19th day of September, 1973 in Deed Book 4747, Page 815, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE A.V.S. LINDSLEY, as recorded in Plat Book 57, Page(s) 66.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-03-0A-089.00 CO.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Book 516 8 , page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719 , said Register's Office.

Matters shown on the Plan of record in Book 5050, page 80 as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, said Register's Office.

Grant of Easement of record in Instrument No. 20171127-0120858, said Register's Office.

This is improved property located at 1411 Forrest Avenue 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 12th day of February, 2019.

Joseph Spicer

Juanita 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 Spicer and Juanita 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 12th day of February, 2019.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

AMBER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO. TN

My Commission Expires: 8/29/20