Karen Johnson Davidson County
Batch# 242690 DEEDWARR
06/13/2019 09:10:22 AM 2 pgs
Fees: $13.00 Taxes: $891.70

20190613-0056721

WARRANTY DEED

2019-1441

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of June, 2019.

(Affix Seal) Notary Public

My Commission Expires: 7-6-2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kathleen H. Spicer and William W. Spicer 900 Richardson Avenue Nashville, TN 37207	NEW OWNER	082.04-0-081.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Vincent Leray and Margaret Leray, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey **Kathleen H. Spicer and William W. Spicer, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 379 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof and that part of a street shown on Montgomery Avenue on Bill No. 85-175.

Said Lot No. 379 begins at the Southeast corner of Richardson Avenue and North 9th Street; thence with the Southerly margin of said Richardson Avenue, Eastwardly 43 feet to the Westerly margin of the Right of Way of L&N Railroad; thence with said Right of Way Southwardly to the Easterly margin of said 9th Street; thence with the margin of same, Northwardly to the beginning, said Lot No. 379 being triangular in shape. Scrivener's Affidavit of record as Instrument No. 20170417-0037018, said Register's Office.

Being the same property conveyed to Vincent Leray and Margaret Leray, husband and wife by Warranty Deed from Dawnyea M. Crider and wife, Marviesta A. Crider, as tenants by the entirety, dated April 13, 2017 and recorded April 17, 2017 as Instrument No. 20170417-0037021, Register's Office for Davidson, Tennessee.

This is (X) improved property know as 900 Richardson Avenue, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-19-19-900

Witness my/our hand(s) this 13th day of June, 2019

Vincent Leray

Margaret Leray

State of Tennessee
County of Knox

Personally appeared before me, Jackson Mohr a Notary Public in and for said County and State, the within named Vincent Leray and Margaret Leray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of June, 2019.

Notary Public
My Commission Expires: June 4th, 2022

JACKSON MOHR
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires June 4, 2022