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

CRT File No. 190520883

Karen Johnson Davidson County
Batch# 251114 DEEDWARR
07/01/2019 02:55:02 PM 2 pgs
Fees: $13.00 Taxes: $773.30

20190701-0063924

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $209,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 14, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gerald A. Wilson 3313 Kings Lane Nashville TN 37218	New Owner	Tax Parcel ID No. 059-13-157.00

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 **Gerald A. Wilson, unmarried man**, ("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) 229, as shown on the map entitled the Plan of Haynes Park Subdivision, Section 3, of record in Book 4460, Page 185, 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 Joseph A. Spicer and Juanita M. Spicer, husband and wife by Warranty Deed from Cynthia Juanita Bass n/k/a Cynthia Walton, married, recorded on the 19th day of September, 2016 in Instrument No. 20160919-0098295, 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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

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 HAYNES PARK SUBDIVISION, SECTION 3, as recorded in Plat Book 4460, Page(s) 185.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4707, Page 766.

This is improved property located at 3313 Kings Lane Nashville TN 37218

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 27th day of June, 2019.

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 27th day of June, 2019.

Notary Public

My Commission Expires: _____

