Karen Johnson Davidson County
Batch# 282618 DEEDWARR
09/09/2019 10:48:54 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20190909-0090734

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00**

Tommy L. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OFSEPTEMBER, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH SPICER, ET UX	**SAME**	**092-08-0-084.00**
(NAME) **204 N. MAIN STREET**	(NAME)	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, TOMMY L. SCOTT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH SPICER AND JUANITA SPICER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of George I. Waddey's Subdivision of Lots Nos. 17, 18, 19, 20 and 21 in the Subdivision of the Power Property, as of record in Book 547, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Said Lot No. 10 fronts 42 feet on the easterly side of 19th Avenue, North, and runs back between parallel lines, 105 feet to an alley.

Being the same property conveyed Tommy L. Scott and wife, Carolyn M. Scott, from Arthur J. Brandon, Executor of the Estate of Lucille L. Batts, deceased, by deed dated May 20, 1985, of record in Book 6562, Page 47, said Register's Office. The said Carolyn M. Scott having since died March 29, 2018, leaving Tommy L. Scott as the surviving tenant by the entirety.

This conveyance is subject to matters shown on the Plan of record in Book 547, Page 130 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **510 19TH AVE. NORTH, NASHVILLE, TN 37203**
(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 4th day of September, 2019.

Tommy L. Scott

TOMMY L. SCOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tommy L. Scott** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of September, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

