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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 282620 **DEEDWARR**
09/09/2019 10:50:29 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20190909-0090745

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Spicer and Juanita Spicer	owner at owners address	
(NAME) 204 N Main St	(NAME)	05905005300
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Helen B. Dismukes, Executrix of The Estate of Claude Cartwright and Helen B. Dismukes, individually**, HEREINAFTER CALLED THE GRANTOR(S), 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. 76 on the plan of Buena Vista Estates, Section 3, of record in Book 4175, Page 139, Register's Office for said County.

SAID Lot No. 76 fronts 80.00 feet on the southwesterly margin of Ames Drive and extends back 184.9 feet on the northwesterly line and 121.0 feet on the southeasterly line to a dead line in the rear, measuring 89.3 feet thereon.

Being the same property conveyed to Claude Cartwright by v Warranty Deed dated October 4, 1971, and recorded at Book 4543, Page 463 in the Register's Office of Davidson County, Tennessee. Claude Cartwright died on April 14, 2018 testate. His will has been probated at Docket No. 18P1450 in the Probate Court of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4175, Page 139 in the Davidson County Register's Office, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4141 Ames Dr. Nashville, TN 37218
(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 26th day of August, 2019.

The Estate of Claude Cartwright

Helen B. Dismukes, Executrix
By: Helen B. Dismukes, Executrix

Helen B. Dismukes
Helen B. Dismukes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Helen B. Dismukes, Executrix and Helen B. Dismukes, individually,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 2019.

**Estate of Claude Cartwright

Notary Public

My Commission Expires: 7-5-2020

MELANIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY