Karen Johnson Davidson County
Batch# 289818 DEEDWARR
09/23/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190923-0096420

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822325**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) **The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.** **Affiant** **Subscribed and sworn to before me, this 19th day of September, 2019.** **Notary Public** **My Commission Expires:** _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-28-2022

WARRANTY DEED

Address New Owner: Aubrey Catherine Jacobs 413 Bennett Place Nashville TN 37207	**Send Tax Bills To:** Mortgage Investors Group 8320 East Walker Springs Lane Ste 200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 071 01 0 169.00

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 **Aubrey Jacobs, an unmarried person**, ("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 No. 127, Revised Plan, Section Three, First Addition, Trinity Hills Village, of record in Plat Book 4460, Page 32, Register's Office for Davidson County, to which Plat reference is made for a complete description.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, husband and wife by Warranty deed from Eleathe J King, unmarried, of record in Instrument No. 20171030-0110723, in the Register's office of Davidson County, Tennessee, dated October 25, 2017 and recorded October 30, 2017.

Being the same property conveyed to Eleathe King, by Quitclaim deed from Albert Allen King and wife, Eleathe J. King, quitclaim and convey unto William J. Faimon, Trustee of record in Book 9677, Page 695, in the Register's office of Davidson County, Tennessee, dated September 18, 1974 and recorded May 22, 1995.

Being the same property conveyed to Albert Allen King ET UX, Eleathe J. King, by Warranty deed from Jones Homes Inc., a Tennessee Corporation of record in Book 4637, Page 610, in the Register's office of Davidson County, Tennessee, dated September 12, 1972 and recorded September 14, 1972.

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 Section Three, First Addition, Trinity Hills Village, as recorded in Plat Book 4460, Page(s) 14, and revised in Book 4460, Page 32.

Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 590, Page 480.

This is improved property located at 413 Bennett Place Nashville TN 37207

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 19th day of September, 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 19th day of September, 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, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022