Karen Johnson Davidson County
Batch# 356003 DEEDWARR
02/10/2020 12:00:30 PM 2 pgs
Fees: $13.00 Taxes: $924.63
20200210-0015055

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

CRT File No. 200214633

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $249,900.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2020.

Angela G. Batson
Notary Public
My Commission Expires: 9-7-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher F Drew and Katie M Drew 4141 Ames Drive Nashville TN 37218	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37201	Tax Parcel ID No. 059 05 0 053.00

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 **Christopher F Drew and Katie M Drew, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 76, BUENA VISTA ESTATES, SECTION 3, as shown on plat of record in Plat Book 4175, Page 139, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 Joseph Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Helen B. Dismukes, Executrix of The Estate of Claude Cartwright and Helen B. Dismukes, individually, of record in Instrument No. 20190909-0090745, in the Register's Office of Davidson County, Tennessee, dated August 26, 2019 and recorded on September 09, 2019.

Being the same property conveyed to Claude Cartwright, unmarried, by Warranty Deed from Williamsburg Corporation, of record in Book 4543, Page 463, in the Register's Office of Davidson County, Tennessee, dated October 04, 1971 and recorded on October 07, 1971. The said Claude Cartwright died on April 14, 2018 testate. His will has been probated at Docket No. 18P1450 in the Probate Court 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.

This is improved property located at 4141 Ames Drive 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 31st day of January, 2020.

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 31st day of January, 2020.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)