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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200526873** Karen Johnson Davidson County Batch# 406738 DEEDWARR 05/27/2020 01:43:32 PM 2 pgs Fees: $13.00 Taxes: $1,361.60 20200527-0054570	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $368,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2020. Notary Public My Commission Expires 3/8 ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Brian Litwin and Casey Brosten 1813 Stratford Avenue Nashville TN 37216	Send Tax Bills To: ~~New Owner~~ Angel Oak Home Loans 930 Hammond Dr #200 Atlanta, GA 30328	Tax Information: Tax Parcel ID No. 072 12 0 282.00

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 **Brian Litwin and Casey Brosten, 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:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of SECTION TWO BURCHWOOD GARDENS, of record in Book 2900, Page 66, in the 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 Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Monica Pruitt, a married person, of record in Instrument No. 20200102-0000115, in the Register's Office of Davidson County, Tennessee, dated December 27, 2019 and recorded on January 02, 2020.

Being the same property conveyed to Monica Pruitt, a married person, by Warranty Deed from Shemeka Green, a single person, of record in Instrument No. 20191125-0121369, in the Register's Office of Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

Being the same property conveyed to Vancey Doretha Voorhies, a married person, by Warranty Deed from Michael F. Sanders and wife, Georgia W. Sanders, of record in Book 6958, Page 333, in the Register's Office of Davidson County, Tennessee, dated August 15, 1986 and recorded on August 25, 1986. The said Vancey Doretha Voorhies was married to William Howard Voorhies at the time of the conveyance. The said William Howard Voorhies having since died on June 04, 1999, Vesting fee simple title in the wife, Vancey Doretha Voorhies. The said Vancey Doretha Voorhies having since died on April 13, 2016 intestate leaving Shemeka Green as her sole heir per the Affidavit of Heirship dated November 19, 2019 and recorded on November 25, 2019 of record as Instrument No. 20191125-0121368 Register's Office for 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 2020 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 TWO BURCHWOOD GARDENS, as recorded in Plat Book 2900, Page(s) 66. Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3000, Page 528.

This is improved property located at 1813 Stratford Avenue Nashville TN 37216

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 22nd day of May, 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 22nd day of May, 2020.

Notary Public

My Commission Expires: 7/09/22

KATIE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON