THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627558

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $158,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 419165 DEEDWARR
06/18/2020 12:29:33 PM 2 pgs
Fees: $13.00 Taxes: $584.60

20200618-0064289

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Spicer and Juanita Spicer 204 N Main St Goodlettsville, TN 37072	New Owner	Tax Parcel ID No. 070 08 0 090.00

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, **Walter Acklen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Spicer and Juanita Spicer, 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 Part of Lot No. 4 on the Block C, on the Map of Haynie's Addition to Free Silver Plan as of record in Book 161, Page 83, Register's Office for said County, and described as follows:

Beginning at a point in the Northerly margin of Young's Lane, 138 feet West of the centerline of Bryan Street, now Free Silver Street; being the Southeast corner of the property conveyed to Fred M. McKiniey and wife, by deed in Book 2446, Page 440, and by deed of correction in Book 2959, Page 440; thence along their Easterly line, North 8° East 150 feet to a stake; thence North 89° 37' West 200 feet more or less to a point in the center of McKinley Street; thence with the center of the same, Northeasterly 145 feet to a point; thence leaving said Street, Southeasterly 320 feet more or less to a point in the center of Free Silver Street; thence with the center of the same, Southwesterly 145 feet to a point being the intersection of Young's Lane if extended; thence with the same, Westerly 138 feet to the point of beginning.

Being the same property conveyed to Ehrai Acklen and Son Walter Acklen, joint tenancy in common with right of survivorship, by QuitClaim Deed from Carlton H. Petway, Sr., Trustee, of record in Book 5370 and Page 34, in the Register's Office of Davidson County, Tennessee, dated November 30, 1978 and recorded on December 11, 1978.

Being the same property conveyed to Ehrai Acklen, by Warranty Deed from Wiley Lester, of record in Book 4169 and Page 72, in the Register's Office of Davidson County, Tennessee, dated September 6, 1967 and recorded on September 8, 1967.

Ehrai Acklen having since died on February 6, 2013 in Davidson County, Tennessee, leaving Walter Acklen as the sole tenant by the entirety.

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 Haynie's Addition to Free Silver Plan, as recorded in Plat Book 161, Page(s) 83.

This is improved property located at 801 Young Lane 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 11th day of June, 2020.

Walter Acklen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter Acklen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2020.

Notary Public

My Commission Expires: _____