THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030778** Karen Johnson Davidson County Batch# 507412 **DEEDWARR** 11/02/2020 01:12:47 PM 2 pgs Fees: $13.00 Taxes: $592.00 20201102-0127873	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 29th day of October, 2020. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: James R. Pemerton, Sr. and Deborah W. Pemerton 8235 Old Springfield Pk Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 026 13 0 008.00

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, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. Pemerton, Sr. and Deborah W. Pemerton, 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. 52 on the plan of Goodlettsville Heights Subdivision Section Number Two, as shown in Record Book 1424, Page 120 and 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Mattie Parker and Stuart L. Orourke, wife and husband, of record in Instrument No. 20170104-0000628, in the Register's Office of Davidson County, Tennessee, dated December 30, 2016 and recorded on January 04, 2017.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Goodlettsville Heights Subdivision, Section Number Two, as recorded in Plat Book 1424, Page(s) 120-121.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1779, Page 161.

Easement for Sanitary Sewers, recorded in Book 4468, Page 390.

Easement for Right of Way, recorded in Book 1229, Page 141.

This is improved property located at 427 Moss Trail Goodlettsville TN 37072

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 29th day of October, 2020.

Joe 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, Joe Spicer and Juanita Spicer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2022