THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031238**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. _____ Affiant Subscribed and sworn to before me, this 29th day of October, 2020. _____ Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 507423 DEEDWARR
11/02/2020 01:26:48 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20201102-0127888

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

WARRANTY DEED

Address New Owner: Kenneth L. Gray and Constance Gray 437 Janette Avenue Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 033 12 0 135.00

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 **Kenneth L. Gray and Constance Gray, husband and wife**, ("Grantees"), their 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. 69, on the Plan of Gateway, Section 1, as of record in Plat Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee as described as follows:

Said Lot No. 69 fronts 80 feet on the Southerly side of Janette Avenue and extends back 156.6 feet, more or less, on the Easterly line, and 160.3 feet, more or less, on the Westerly line, to Dry Creek, on which it measures 92 feet, more or less.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, by Special Warranty Deed from US Bank National Association as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-5, Home Equity Pass Through Certificates, Series 2006-5, of record in Instrument No. 20111102-0085353, in the Register's Office of Davidson County, Tennessee, dated September 27, 2011 and recorded on November 02, 2011.

Joe Spicer is a/k/a Joseph Spicer.

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 Gateway, Section 1, as recorded in Plat Book 3300, Page(s) 39 and 40.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3344, Page 582; Book 3374, Page 456; Book 3370, Page 121, Amended in Book 3398, Page 438.

Easement for the flow of the waters of the Dry creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Dry creek, free from diminution or pollution.

This is improved property located at 437 Janette Avenue 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 by Kate Rosenthal attorney in fact
Joe Spicer
BY: Kate Rosenthal, Attorney-in-fact

Juanita Spicer by Kate Rosenthal attorney in fact
Juanita Spicer
BY: Kate Rosenthal, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joe Spicer and Juanita Spicer and that she is authorized by Joe Spicer and Juanita Spicer to execute this instrument on their behalf.

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

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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