STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 9th day of November, 2020.

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 519524 **DEEDWARR**
11/20/2020 12:29:46 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20201120-0136867

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joe Spicer **Juanita Spicer**	204 N. Main St.	**01816000800**
221 New Brick Church Pike	Goodlettsville, TN 37072	
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joseph W. Lawson and Kirsten K. Lawson Whittaker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joe Spicer and Juanita Spicer, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Burton Heights Subdivision, as of record in Book 3106, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas S. Lawson and wife, Thelma R. Lawson, by Warranty Deed from M.L. Arnold and wife, Helen S. Arnold, dated November 7, 1961, of record in Book 3309, Page 475, Register's Office for Davidson County, Tennessee. Oath is made hereby that the marriage between Thomas S. Lawson and Thelma R. Lawson continued uninterrupted until the death of Thomas S. Lawson on October 14, 1972, leaving Thelma R. Lawson the sole surviving tenant by the entirety. Thelma R. Lawson died intestate on August 12, 2017, leaving Joseph W. Lawson and Kirsten K. Lawson as her heirs at law, as evidenced by Affidavits of Heirship of record in Instrument No. 20201120-0136805 and Instrument No. 20201120-0136804 said Register's Office. Kirsten K. Lawson and Kirsten K. Lawson Whittaker are one and the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 221 New Brick Church Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Joseph W. Lawson Date: 11/9/2020

Joseph W. Lawson

Kirsten K. Lawson Whittaker Date: 11/9/2020

Kirsten K. Lawson Whittaker

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Joseph W. Lawson and Kirsten K. Lawson Whittaker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of November, 2020.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

NOTARY PUBLIC

My Commission Expires: 8/21/23