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

CRT File No. 230444378

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me this 17th day of May, 2023.

Notary Public
My Commission Expires 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 1005638 **DEEDWARR**
05/19/2023 02 16 43 PM 2 pgs
Fees $13 00 Taxes $1,239 50

20230519-0037878

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Clifton J. Morrow 3013 Buenaview Blvd Nashville TN 37218	New Owner	Tax Parcel ID No 059 05 0 109 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 **Clifton J. Morrow, a single person**, ("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 15, on the Plan of Buena Vista Estates Section 2, of record in Plat Book 3842, Page 257, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife by Warranty Deed from Province Builders, LLC, of record in Instrument No 20161215-0131704, in the Register's Office of Davidson County, Tennessee, dated December 12, 2016 and recorded on December 15, 2016

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

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 Buena Vista Estates Section 2, as recorded in Plat Book 3842, Page(s) 257
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4322, Page 216, as amended in Book 4435, Page 90.

This is improved property located at 3013 Buenaview Blvd Nashville TN 37218

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.

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 230444378

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 17th day of May, 2023

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 17th day of May, 2023.

Notary Public
My Commission Expires: _____

