WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Anthony Hardin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: March 29, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/19/02 15:52 2pgs
Fees:13.00 Taxes:388.13

20020219-0021163

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Hardin and wife, Harlyn Hardin	Countrywide Home Loans, Inc.	Map 162, Group 13 Parcel 189
(NAME)	(NAME)	
433 Cedarview Drive	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Daryl R. Spicer, a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY HARDIN AND WIFE, HARLYN HARDIN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 54 on the Plan of Dreamland Estates, Southeast, Section 1, as shown of record in Plat Book 5200, Page 646, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daryl R. Spicer, a married man, by Warranty Deed from Marty L. Penix and James L. Deatrick, Jr. filed for record July 30, 2001 as Instrument No. 20010730-0080564, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 5200, Page 646, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Record Book 6192, Page 926, Register's Office of Davidson County, Tennessee.

Grantor has never resided in said property.

unimproved ☐
This is improved ☒ property, known as 433 Cedarview, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hand(s) this 13th day of February, 2002.

Daryl R. Spicer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Daryl R. Spicer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of February, 2002.

Commission expires: March 29, 2003

Robin L. Milbourn

Notary Public

