WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Daryl Spicer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2003.

Delaina D. Davis
Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

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
Daryl Spicer		Map 96-6
(NAME)	(NAME)	
116 Bland Drive	NEW OWNER	Parcel 44
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122		
(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, **TERRI LISA JOHNSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARYL SPICER**, 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. 32 on the Plan of Colonial Village, as shown of record in Plat Book 1424, Page 58, 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 by Warranty Deed from Edwin S. White and wife, Ruth N. White to Conrad Anthony Guffy and wife, Anna Ruth Guffy and further conveyed from Anna Ruth Guffy by Quitclaim Deed in Book 4944, Page 334, Anna Ruth Guffy having died March 13, 1977; and further conveyed by Quitclaim Deed to Conrad Anthony Guffy and Terri Lisa Johnson, as joint tenants with right of survivorship as filed of record in Instrument No. 20031010-0150815, Register's Office of Davidson County, Tennessee. Conrad Anthony Guffy having since died on October 26, 2003.

Subject to all matters as shown on plat of record in Plat Book 1424 , Page 58, Register's Office of Davidson County, Tennessee.

Subject property is not grantor's primary residence.

unimproved ☐
This is improved ☒ property, known as 2852 Colonial Circle, Nashville, TN 37214
(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 3rd day of December, 2003.

Terri Lisa Johnson
Terri Lisa Johnson

Davidson County DEEDWARR
Recvd: 12/08/03 13:34 2pgs
Fees:13.00 Taxes:188.70

20031208-0175844

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Terri Lisa Johnson, 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/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 3rd day of December, 2003.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

