24-1-501

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 01/03/05 09:44 2 pgs
Fees:13.00 Taxes:470.27
20050103-0000186

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **December, 2004** by and between **Lynn Spicer Jr. and wife, Tiffany D. Spicer** , herein after referred to as GRANTOR, and **Rachel Brewster** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 401 on the Plan of Peppertree Forest, Section 4, of record in Plat Book 7900, Page 426, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Special Exceptions:

1) All matters appearing on the plan of Peppertree Forest, Section 4, of record in Book 7900, page 426, Register's Office for Davidson County, Tennessee.

2) Restrictions contained in instrument of record in Book 8757, page 607, Amended in Book 9004, page 514, and Book 9157, page 711, Book 8703, page 462, Register's Office for Davidson County, Tennessee,

3) Home Owners Association By-Laws, Book 8757, page 623, Register's Office for Davidson County, Tennessee.

4) Home Owners Association Charter, Book 8757, page 639, Register's Office for Davidson County, Tennessee.

5) All easements, restrictions and other matters of record in said register's office.

Being the same propery conveyed to Lynn Spicer, Jr. and Tiffany D. Williams, both unmarried, by Warranty Deed from Jeffrey E. McPherson and wife, Carolee O. McPherson, dated November 30, 2001, of record in Instrument 20011207-0134906, Register's Office for Davidson County, Tennessee. Tiffany D. Williams is now known as Tiffany D. Spicer.

This is improved/unimproved property known as: 836 Trailside Circle, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lynn Spicer Jr.
Signature of Seller

Tiffany D. Spicer
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Lynn Spicer Jr. and wife, Tiffany D. Spicer** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **December, 2004.**

Notary Public

MY COMMISSION EXPIRES
AUGUST 22, 2005

My Commission Expires:_____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Rachel Brewster
836 Trailside Circle, Antioch, TN 37013

Send Tax Statements to:
American Home Mortgage
520 Broadhollow Road, Melville, NY 11747

Map and Parcel--165.13-0A-045.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$127,100.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **December, 2004.**

Notary Public

MY COMMISSION EXPIRES
AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

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