#1625

Return to:
Southern Land Title & Escrow
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
Phone: 615-776-7461

2

Davidson County DEEDWARR
Recvd: 06/26/08 08:29 2 pg
Fees:13.00 Taxes:484.33
20080626-0065615

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Darius Hyman and
Christy Hollis
1109 S. Hampton Close
Antioch, TN 37013

SEND TAX BILLS

MORTGAGEE

MORTGAGEE

Countrywide Bank, FSB
3011 Armory Drive, Ste 120
Nashville, TN 37204

MAP-PARCEL:
MAP 151-10-0-A
PARCEL 150.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daryl Spicer and Brian Oldham,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Darius Hyman, an unmarried man and Christy Hollis, an unmarried woman, as joint tenants with right of survivorship** 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: **and not as tenants in common**

Land in Davidson County, Tennessee, being Lot No. 262, on the Plan of Phase 2, Villages of Long Hunter, P.U.D. of record in Plat Instrument No. 20020515-0059732, said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daryl Spicer and Brian Oldham by Quitclaim Deed from Marty Penix and James Deatrick, Jr., dated March 3, 2008 and filed for record in Instrument No. 20080305-0022141, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed being corrected by Scrivener's Affidavit dated June 18, 2008 and filed for record in Instrument No. 20080626-0065614, Register's Office for Davidson County, Tennessee.

This is not the personal, marital or primary residence of the Grantors, spouses and/or any dependents.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382, as amended in Instrument No. 20031111-0164945; By-Laws of record in Instrument No. 20041022-0127537 and Charter for the Homeowners Association of record in Instrument No. 20010531-0056381; easements, notes, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as: **1109 S. Hampton Close, Antioch, TN 37013**

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 our hands this 19th day of June, 2008.

Daryl Spicer

Brian Oldham

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daryl Spicer and Brian Oldham, the bargainor(s) 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 and official seal this 19th day of June, 2008.

NOTARY PUBLIC

DEANN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Williamson

The actual consideration or value, whichever is greater for this transfer is $130,900.00.

AFFIANT

Subscribed and sworn to before me this 19th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011