BILL GARRETT, Davidson County
Trans:T20090036894 DEEDWARR
Recvd: 06/03/09 15:22 2 pgs
Fees:13.00 Taxes:468.05
20090603-0051391

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

ADDRESS NEW OWNER
Tiffany J. Smith
3101 Penn Meade Way
Nashville, TN 37214

MORTGAGEE
PrimeLending, A PlainsCapital
18111 Preston Road, Ste. 900
Dallas, TX 75252

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 052-13-B
PARCEL 249.00 CO

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, married and Brian Oldham, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tiffany J. Smith, a single woman,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 14, on the Plan of River Glen, Phase 5, Section 2, as of record in Instrument Number 20031006-0147480, Register's Office of Davidson County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daryl Spicer and Brian Oldham by Substitute Trustee's Deed from U.S. Bank National Association as Trustee for RASC 2006KS5, dated January 15, 2009 and of record in Instrument No. 20090121-0005049, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Traci R. Rogers by deed from April Hadley, as Trustee under that certain land trust dated the 28th day of March, 2006, and referred to as the 3101 Penn Meade Way Revocable Living Land Trust, dated April 18, 2006 and of record in Instrument No. 20060424-0046663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7566, Page 571, Instrument No. 20040915-0111299, Instrument No. 20020425-0051349, Instrument No. 20040915-0111301, Instrument No. 20020425-0051348, Instrument No. 20020425-0051348, Book 8069, Page 158, Book 3961, Page 681, Book 7296, Page 484, Book 7061, Page 196, Book 11030, Page 731; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20031006-0147480, Register's Office, Davidson, County, Tennessee.

This is investment property for said grantor, not their principal residence, nor is it the principal residence of any spouse of said grantor.

This is the same description as in previous deed of record.

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

This is improved property known as **3101 Penn Meade Way Nashville, TN 37214.**

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 29th day of May, 2009.

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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2009.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY DEAN ROBINSON

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $126,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of May, 2009.

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.2.12