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

ADDRESS NEW OWNER
Karla Marie Campbell
2013 Rosecliff Drive
Nashville, TN 37206

MORTGAGEE

Dolores Moulton/ Register
Cheatham County Tennessee
Rec #: 164779
Rec'd: 10.00
State: 551.30
Clerk: 1.00
EDP: 2.00
Total: 564.30
Instrument #: 125342
Recorded
6/24/2010 at 10:00 AM
in Record Book
353
Pgs 663-664

SEND TAX BILLS
~~Mortgagee~~
New Owner

MAP-PARCEL:
MAP 083-04-0
PARCEL 015.00

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 **Karla Marie Campbell, ~~unmarried~~ and Edwin Roberto Aymard Gutierrez, ~~*~~wife and husband,** 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: *Gutierrez

Being Lot No. 127 on the Plan of Rosebank Park, as of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 65 feet on the northerly side of Rosecliff Drive and extends back 242.2 feet on the westerly line and 269.2 feet on the easterly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Daryl Spicer, married and Brian Oldham, married by deed from Evelyn J. Crawley, unmarried, dated February 17, 2010 and filed of record in Instrument No. 20100224-0014169, Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantors, nor is it the principal residence of any spouse of said grantors.

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 1907, Page 593 and Book 1717, Page 53; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1835, Page 26, Register's Office, Davidson, County, Tennessee.

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 **2013 Rosecliff Drive Nashville, TN 37206.**

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

BILL GARRETT, Davidson County
Trans:T20100041344 DEEDWARR
Recvd: 07/06/10 14:43 2 pgs
Fees:12.00 Taxes:0.00
20100706-0052886

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 18th day of June, 2010.

Daryl Spicer

By Daryl Spicer ATTY in FACT
Brian Oldham by Daryl Spicer Attorney in Fact

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, 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 18th day of June, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

On this 18th day of June, 2010, before me personally appeared Daryl Spicer, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Brian Oldham, and who acknowledged that he executed the same as the free act and deed of Brian Oldham.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of June, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $149,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of June, 2010.

NOTARY PUBLIC

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-2-11