BILL GARRETT, Davidson County
Trans:T20110072822 DEEDWARR
Recvd: 11/17/11 13:42 2 pgs
Fees:13.00 Taxes:451.40
20111117-0090071

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

ADDRESS NEW OWNER
William C. Sears, Jr.
4892 Whittier Drive
Old Hickory, TN 37138

MORTGAGEE
Franklin American Mortgage Co.
501 Corporate Centre Dr, Ste. 400
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 065-09-0
PARCEL 078.00

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 **William C. Sears, Jr. and Cheryl M. Sears, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 112, on the plan of Section Three, Sherwood Forest, as shown on plat of record in Plat Book 4460, Page 81, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daryl Spicer and Brian Oldham by Quitclaim Deed from James L. Deatrick, Jr., dated May 9, 2011 and filed of record in Instrument No. 20110511-0036116, 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 4465, Page 184, Book 4482, Page 427 and in Book 4593, Page 690; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 4460, Page 81, 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 Grantor.

This is improved property known as **4892 Whittier Drive Old Hickory, TN 37138.**

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 16th day of November, 2011.

Daryl Spicer

Brian Oldham

STATE OF Tennessee
COUNTY OF Davidson

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 16th day of November, 2011.

NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $122,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of November, 2011.

NOTARY PUBLIC

Mandy Alsup State of Tennessee Notary Public Wilson Co.

My Commission Expires: 4-20-2015