BILL GARRETT, Davidson County
Trans:T20120003136 DEEDWARR
Recvd: 01/13/12 10:34 2 pgs
Fees:13.00 Taxes:480.63
20120113-0003649

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

ADDRESS NEW OWNER
Mitchell Dever
3709 Creston Court
Hermitage, TN 37076

MORTGAGEE
PrimeLending
18111 Preston Rd, Ste. 900
Dallas, TX 75252

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 087-01-0-A
PARCEL 121.00

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,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mitchell Dever and wife, Ashley Dever,** 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, begin Lot No. 48 on the Plan of Section Four, Chesney Glen, of record in Book 9700, Page 844, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daryl Spicer, married by Special Warranty Deed from Secretary of Veterans Affairs, an Office of the United States of America, dated October 19, 2011 and filed of record in Instrument No. 20111110-0088055, Register's Office for Davidson County, Tennessee.

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

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 10278, Page 279, Book 10449, Page 215, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944 and in Book 11317, Page 674; Charter of record in Book 10290, Page 256; Quitclaim Deed for Common Area of record in Book 10420, Page 356 and in Book 11577, Page 623; Drainage Easement of record in Book 10064, Page 911; PUD Boundary Plat of record in Book 9700, Page 215; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 844, 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 **3709 Creston Court Hermitage, TN 37076.**

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 4th day of January, 2012.

Daryl Spicer

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 4th day of January, 2012.

Janel L. Johnson
NOTARY PUBLIC

My Commission Expires: 2/2/15

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $129,900.00.

AFFIANT

Subscribed and sworn to before me this 4th day of January, 2012.

Tammy Morris
NOTARY PUBLIC

My Commission Expires: 4-23-14

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY