BILL GARRETT, Davidson County
Trans:T20120005858 DEEDWARR
Recvd: 01/25/12 10:48 2 pgs
Fees:13.00 Taxes:506.90
20120125-0006913

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

ADDRESS NEW OWNER
The Twin Team, LLC
2685 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

MORTGAGEE
First Freedom Bank
12888 Lebanon Road
Mt. Juliet, TN 37122

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 102-08-0
PARCEL 039.00

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 James Deatrick, Jr., unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **The Twin Team, LLC,** 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:

Being Lot No. 36 on the Plan of Horton Heights, Section IV, as of record in Plat Book 1835, Page 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property further conveyed to Dary Spicer and James Deatrick, Jr., by Trustee's Deed from Wilson & Associates, PLLC, dated December 21, 2011 and filed of record in Instrument No. 20111228-0101428, Register's Office for Davidson County, Tennessee. Dary Spicer and Daryl Spicer are one and the same person.

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; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1835, Page 129, 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 **839 Russleo Drive Nashville, TN 37209.**

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 18th day of January, 2012.

Daryl Spicer

James Deatrick, Jr.

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 James Deatrick, Jr., 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 January, 2012.

NOTARY PUBLIC

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

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $137,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of January, 2012.

NOTARY PUBLIC

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

My Commission Expires: 1-26-2014