WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041670 DEEDWARR
Recvd: 06/06/12 10:22 2 pgs
Fees:13.00 Taxes:255.30
20120606-0049364

MELISSA D ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Connie L. Franks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2012.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY, Return To:
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Company Custodian FBO Alvin D. Hale IRA	SAME	
(NAME)	(NAME)	086140A20100CO
225 Burns Road		
(ADDRESS)	(ADDRESS)	
Elyria, OH 44035		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120832

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Daryl Spicer**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Equity Trust Company Custodian FBO Alvin D. Hale IRA**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 201 Thistle Ln., Hermitage, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of June, 2012.

Daryl Spicer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within 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 Daryl Spicer executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2012.

Commission expires: April 23, 2013

MELISSA D ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Melissa D. Rogers
Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 201 on the plat of Hermitage Meadows Subdivision, Stage Three of record in Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Daryl Spicer by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York as Trustee, dated May 4, 2012 and filed of record in Instrument 20120529-0046019, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6034, page 365, and the By-Laws appended thereto, of record in Book 6034, Page 383, amended in Book 7660, page 612, further amended in Instrument No. 20010327-0029002, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.