WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120047014 DEEDWARR
Recvd: 06/26/12 10:11 2 pgs
Fees:13.00 Taxes:1572.50
20120626-0055872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/6/13

(AFFIX SEAL)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bryan D. Spicer	SAME	
(NAME)	(NAME)	132213006000
935 Van Leer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NANCY P. SHIELDS, A/K/A, NANCY PORCH SHIELDS A WIDOW**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **BRYAN D. SPICER AND CASSIDY SPICER,** 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. 69, Oak Hill Valley, as shown plat of record in Plat Book 1835, Page 15 and 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ben C. Shields and wife, Nancy P. Shields by Warranty Deed from Lovell Anderson and wife, Lois T. Anderson, recorded on the 7th day of July, 1959 in Deed Book 2923, Page 617, in the Register's Office of Davidson County, Tennessee. The said Ben C. Shields, having since died.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 935 Van Leer Drive, Nashville, TN 37220

(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 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 my hand this 21st day of June, 2012.

Nancy Porch Shields
By: Rachel Shields Austin, her attorney in fact

Nancy Porch Shields
By: Rachel Shields Austin, her attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of June, 2012, before me personally appeared Rachel Shields Austin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nancy Porch Shields pursuant to a Durable General Power of Attorney dated 12/10/1999 and filed of record in Instrument No. 20120626-0055871, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Nancy Porch Shields, as her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2012.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 4, 2013