BILL GARRETT, Davidson County
Trans:T20120075241 DEEDWARR
Recvd: 10/04/12 08:48 2 pgs
Fees:13.00 Taxes:370.00
20121004-0090772

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

**ADDRESS NEW OWNER**
Daryl Robert Spicer
2007 Kimberly Drive
Mt. Juliet, TN 37122

**MORTGAGEE**
Wilson Bank and Trust
P. O. Box 768
Lebanon, TN 37088

**SEND TAX BILLS**
New Owner

**MAP-PARCEL:**
MAP 095-08-0
PARCEL 190.00

# 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, **Joetta D. Hill nka Joetta Hill Wood, a widow,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daryl Robert Spicer, married and Robert Brian Oldham, married,** 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. "B" on the Plan of Woodberry Park, Section II, as of record in Plat Book 2330, Page 46, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning at a point in the south margin of Woodberry Drive, at the corner of Lots "B" and "C"; thence southwardly with the line between said lots, 200.7 feet to a point, the south 55 deg. 13 min. west 153 feet to a point in the northeast margin of Hibbitts Road; thence with the margin of the same, northwestwardly 182.1 feet to a point, the beginning of a curve; thence northwardly around said curve, 38.7 feet to a point in the south margin of Woodberry Drive; thence with the margin of the same, and the curve of the same, northeastwardly 199.7 feet to the beginning.**

**Being the same property conveyed to Joetta D. Hill, unmarried, by Warranty Deed from Mark Thomas Hill and Tana L. Hill Lewis, dated December 17, 2004 and filed of record in Instrument No. 20041221-0151483, Register's Office for Davidson County, Tennessee. Joetta D. Hill and Joetta Hill Wood are one and the same person.**

**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 2297, Page 194; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2330, Page 46, 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 **2553 Woodberry Drive Nashville, TN 37214.**

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 31st day of August, 2012.

Joetta D. Hill ; Joetta Hill Wood

Joetta D. Hill nka Joetta Hill Wood

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joetta D. Hill nka Joetta Hill Wood, 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 31st day of August, 2012.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2012.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.1.16