BILL GARRETT, Davidson County
Trans:T20130009642 DEEDWARR
Recvd: 02/04/13 16:04 2 pgs
Fees:13.00 Taxes:473.60
20130204-0011589

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

ADDRESS NEW OWNER
Benjamin A. Collier et ux
4820 Cascade Drive
Old Hickory, TN 37138

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 064-12-0
PARCEL 021.00

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 Brian Oldham, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ~~**Ben Collier,**~~ Benjamin A. Collier and wife, Katherine B. Collier 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. 291 on the Plan of Sherwood Forest, Section 4, as of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee.

Said Lot No. 291 fronts 85.0 feet on the westerly margin of Cascade Drive and runs back between lines 150.56 feet on the southerly line, and 150.95 feet on the northerly line to a line in the rear, which is a broken line measuring 93.00 feet thereon.

Being the same property conveyed to Daryl Spicer, married and Brian Oldham, married, by Warranty Deed from Lisa Clark and Amanda York, dated August 9, 2012 and filed of record in Instrument No. 20120828-0077203, Register's Office of Davidson County, Tennessee.

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

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 4704, Page 448; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4460, Page 182 and 183, 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 **4820 Cascade Drive Old Hickory, TN 37138.**

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 January, 2013.

Daryl Spicer

Brian Oldham

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 Brian Oldham 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 January, 2013.

NOTARY PUBLIC

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

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 2013.

NOTARY PUBLIC

MELISSA HAZEKAMP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/9/2016

My Commission Expires JAN. 9, 2012