BILL GARRETT, Davidson County
Trans:T20140004454 DEEDWARR
Recvd: 01/21/14 12:51 2 pgs
Fees:13.00 Taxes:499.50

20140121-0005507

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

KATHLEEN A. TORLINGTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXP. 12/27/15

Subscribed and sworn to before me, this 16th day of January, 2014.

Notary Public
My commission expires: 12-27-15

06-1401-75452

Address of New Owner:	Send Tax Bills to:	Tax Information
Rodger Mitchell Properties LLC 1227 Trammel Ln. Lebanon, TN 37090-0741	NEW OWNER	086-14-0-B-029.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daryl Spicer, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rodger Mitchell Properties, LLC**, hereinafter called the Grantees, their successors 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. 151, on the Plan of Fleetwood Subdivision, Phase One, of record in Book 6900, Page 465, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alphonso R. Bodie, unmarried, by deed from Ken Lokey Homes, Inc., dated August 31, 1988, recorded September 6, 1988, of record in Book 7645, Page 822, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alphonso R. Bodie and wife, Julaine K. Harris by Quitclaim Deed from Alphonso R. Bodie, dated October 19, 1999, recorded November 3, 1999, of record in Book 11729, Page 969, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Daryl Spicer, married, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated November 19, 2013, recorded December 19, 2013, of record in Instrument No. 20131219-0128497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This property is improved property known as 2921 Chapelwood Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of January, 2014.

Daryl Spicer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daryl Spicer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 16th day of January, 2014.

Notary Public
State of Tennessee at Large

My Commission expires 12-27-15