BILL GARRETT, Davidson County
Trans:T20140040520 DEEDWARR
Recvd: 06/09/14 14:29 2 pgs
Fees:13.00 Taxes:207.20
20140609-0050055

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

ADDRESS NEW OWNER
Wholesale Auto Group, LLC
7885 Eastgate Blvd
Lebanon, TN 37087

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 162-01-0-C
PARCEL 078.00 CO

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,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wholesale Auto Group, LLC,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to wit:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 78 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889 and as amended in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daryl Spicer, by Substitute Trustee's Deed from Jessica D. Binkley, Substitute Trustee, dated May 16, 2014 and filed of record in Instrument No. 20140523-0044577, Register's Office for Davidson County, Tennessee.

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

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 6824, Page 929, and re-recorded in Book 6898, Page 896, and amended in Book 6824, Page 952, Book 6898 Page 919, Book 6898, Page 920, Book 6957, Page 473, Book 7959, Page 869 and in Instrument No. 20031223-0182416; Charter for HOA of record in Book 6845, Page 780; Quitclaim Deed to Hickory Glade HOA for common area of record in Book 7260, Page 72; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 6250, Page 889 and amended in Book 6900, Page 41, Register's Office for 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 **490 Hickory Glade Drive Antioch, TN 37013.**

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 30th day of May, 2014.

Daryl Spicer

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, married, 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 30th day of May, 2014.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $56,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of May, 2014.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16