BILL GARRETT, Davidson County
Trans:T20140063546 DEEDWARR
Recvd: 08/27/14 13:23 2 pgs
Fees:13.00 Taxes:488.40
20140827-0078216

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

ADDRESS NEW OWNER
Jennifer Nicole Roque-Pichardo
721 Rocky Mountain Ct
Antioch, TN 37013

MORTGAGEE

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 135-14-0-A
PARCEL 064.00

BOX 10-A

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 **Jennifer Nicole Roque-Pichardo, 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. 113 on the Final Plat, Phase Three, Pinnacle Point Subdivision, of record in Book 6900, pages 391 through 393, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian Oldham and Darryl Spicer, joint tenants by Quitclaim Deed by Brian Oldham, dated September 5, 2006, filed for record in Instrument No. 20060905-0109209, 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 7032, Page 733, corrected by Book 7065, Page 959, book 7067, Page 730, Book 10097, Page 390 and a certain nullification of Supplement and Amendment to Restrictions by Instrument Number 20010504-0046047; Charter for HOA in Book 7058, Page 234; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 391-393, 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 **721 Rocky Mountain Ct 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 26th day of August, 2014.

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 26th day of August, 2014.

NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $132,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of August, 2014.

NOTARY PUBLIC

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

My Commission Expires: _____