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

ADDRESS NEW OWNER:
Daryl Spicer
2007 Kimberly Dr
Mt. Juliet, TN 37122

MORTGAGEE:
None.

BILL GARRETT, Davidson County
Trans:T20140075398 DEEDWARR
Recvd: 10/06/14 14:10 2 pgs
Fees:13.00 Taxes:314.50
20141006-0092473

SEND TAX BILLS:
Owner

MAP-PARCEL:
MAP 061-15-0
PARCEL 081.00

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, we, **Vernon Wesley Stone** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daryl Spicer, 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. 26 of Block "C" on the map of the Re-Subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vernon Wesley Stone and wife, Frances H. Stone by Deed from Fred Maxey and wife Ollie Maxey, dated October 13, 1949, filed for record in Book 1761, page 93, Register's Office for Davidson County, Tennessee. Frances H. Stone is now deceased, date of death, Feburary 6, 2013.

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, if any; easement in favor of Davidson County, Tennessee for Sanitary Sewers and/or Storm Drainage of record in Book 4040, page 301; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 974, Page 56 and 57, Register's Office, Davidson, County, Tennessee.

This is improved property known as 1201 Ardee Ave Nashville, TN 37216.

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 September, 2014.

Vernon Wesley Stone

Vernon Wesley Stone
By: Annetta Diane Stem, Attorney-in-Fact

Annetta Diane Stem
Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anetta Diane Stem, as Attorney-in-Fact for Vernon Wesley Stone, 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 and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of September, 2014.

NOTARY PUBLIC

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEAN ROBINSON

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

AFFIANT

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

NOTARY PUBLIC

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEAN ROBINSON

My Commission Expires: 1.5.16