BILL GARRETT, Davidson County
Trans:T20150017173 DEEDWARR
Recvd: 03/10/15 10:34 2 pgs
Fees:13.00 Taxes:764.05
20150310-0020310

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

ADDRESS NEW OWNER
Joshua Britton
1201 Ardee Ave
Nashville, TN 37216

MORTGAGEE
Peoples Home Equity, Inc.
150 N Seven Oaks
Knoxville, TN 37922

SEND TAX BILLS
Mortgagee

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, I/we, **Daryl Spicer, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Britton and wife, Emily Britton,** 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, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Daryl Spicer, married by Warranty Deed from Vernon Wesley Stone, dated September 30, 2014 and filed in Instrument Number 20141006-0092473, Register's Office of 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, if any; subject to Sanitary Sewer easement 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 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 **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 6th day of March, 2015.

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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2015.

Tina D. Brown
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 $206,500.00.

AFFIANT

Subscribed and sworn to before me this 6th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY