#94481

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

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

BILL GARRETT, Davidson County
Trans:T20150036713 DEEDWARR
Recvd: 05/12/15 13:29 2 pgs
Fees:13.00 Taxes:499.50
20150512-0043501

ADDRESS NEW OWNER
Efren Santiago
338 Dade Drive
Nashville, TN 37211

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 148-05-0
PARCEL 095.00

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 **Efren Santiago and wife, Sandra Santiago,** 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. 84 on the Plan of Haywood Acres, Section 1, as of record in Book 2900, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 104.0 feet on the northwesterly margin of Dade Drive and extends back 306.6 feet on the southwesterly line and 288.0 feet on the northeasterly line to a line in the rear, being a broken line, measuring 150.6 feet thereon.

Being the same property conveyed to Daryl Spicer, by Substitute Trustee's Deed by J. Phillip Jones, as Substitute Trustee, dated September 5, 2014 and filed of record in Instrument No. 20140912-0083760, Register's Office for Davidson County, Tennessee.

This 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; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 2900, Page 17, 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 **338 Dade Drive Nashville, TN 37211.**

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 April, 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, 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 April, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: _____

KAROL KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017