WARRANTY DEED

Mail
am Davis, Attorney, PC
9 Ward Circle, Suite 3
Brentwood, TN 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 7/4/15

(AFFIX SEAL)

KAREN LARGE NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Johnson Brandon Peffer	Daryl Frederick	08303043200
(NAME)	(NAME)	
2110 Carter Ave	5550 Kentucky Oaks Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Pensacola TN 32526	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Daryl Spicer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Johnson and Brandon Peffer, as joint tenants in common with right of survivorship,** 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 part of Lots No. 33 and 52 and part of an Alley (now closed by Council Bill 70-1225) lying between said lots on the Plan of W.S. Ashworths Re-Subdivision of lots 47,48,49 and 50 in the Town of Brownsville of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daryl Spicer, by deed of record in Instrument No. 20140508-0039501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of by Daryl Spicer as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. *, in the Register's Office for Davidson County, Tennessee.

* 20150605-0052757

unimproved ☐

This is improved ☑ property, known as 2110 Carter Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150044282 DEEDWARR
Recvd: 06/05/15 09:54 2 pgs
Fees:13.00 Taxes:1757.13
20150605-0052758

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 my/our hands this 27th day of May, 2015.

Daryl Spicer by Jeremy Bockman his attorney in fact

Daryl Spicer

State of Tennessee
County of Williamson

On this 27th day of May, 2015, before me personally appeared Jeremy Bockman , the person who executed the foregoing instrument on behalf of Daryl Spicer, and acknowledged that he executed the same as the free act and deed of the said Daryl Spicer, through a Power of Attorney granted by the said Daryl Spicer.

Notary Public
Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2016

WITNESS my hand and seal this 27th day of May, 2015.

Notary Public
My Commission Expires: _____

File No.: 9434