BILL GARRETT, Davidson County
Trans:T20150067279 DEEDWARR
Recvd: 08/12/15 13:18 2 pgs
Fees:13.00 Taxes:551.30
20150812-0080747

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

ADDRESS NEW OWNER:
Ahmed H. Mohammed Shareef
828 Bishopsgate Road
Antioch, TN 37013

MORTGAGEE:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
MAP 149-02-0B
PARCEL 080.00CO

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, **Daryl Spicer, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ahmed H. Mohammed Shareef, a single person,** 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. 212, Piccadilly Square, Phase II, as of record in Plat Book 6250, Pages 92, 93, & 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daryl Spicer by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated January 8, 2015, filed of record in Instrument No. 20150128-0008027, 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.

Brian Oldham executed this instrument on behalf of Daryl Spicer pursuant to a Limited Power of Attorney which is being placed of record concurrently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square of record in Book 6236, Page 683, amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, and re-recorded in Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, and Book 6518, Page 190; Subject to By Laws of Piccadilly Square HOA of record in Book 6236, Page 708, amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, and Book 6300, Page 431; Subject to Information Brochure of Piccadilly Square Homeowners Association of record in Book 6236, Page 726, amended in Book 6295, Page 596, Book 6295, Page 602, and Book 6300, Page 439, Subject to easement for Sanitary Sewer and/or Storm Drainage of record in Book 6186, Page 238 and Book 6251, Page 616, Subject to easement for water and sewage service of record in Book 6530, Page 819, and Book 6530, Page 823, Subject to utility easement of record in Book 6298, Page 491, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page's 92, 93, &94, Register's Office for Davidson County, Tennessee.

This is improved property known as **828 Bishopsgate Road 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 10th day of August, 2015.

Daryl Spicer by BO attorney in fact
Daryl Spicer
By: Brian Oldham, 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 Brian Oldham, as Attorney-in-Fact for Daryl Spicer, 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 10th day of August, 2015.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named none, 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.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $149,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of August, 2015.

NOTARY PUBLIC

DEANA ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16