THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 09/03/15 15:17 3 pgs
Fees:17.00 Taxes:0.00
20150903-0090121

ADDRESS NEW OWNER:
Michael Maitland
1943 Kimbark Drive
Nashville, TN 37215

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 076 10
Parcel 03100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, his good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, **Daryl Spicer and James Deatrick Jr.,** the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Michael Maitland,** hereinafter called the Grantee, his heirs and assigns, all of his right title and interest in and to the following described tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 19 on the plan of Oak Creek Subdivision, of record in Book 5200, page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof.

Said lot No. 19 fronts 82.00 feet on the southerly margin of Oak Leaf Drive and extends back 124.98 feet on the easterly line and 125.08 feet on the westerly line to a dead line in the rear, measuring 115.81 feet thereon

Being the same property conveyed to **Daryl Spicer and James Deatrick Jr**, by Substitute Trustee's Deed from Rubin Lublin, PLLC, as Substitute Trustee, dated August 14, 2015 and filed of record in Instrument No 20150903-0090108, Register's Office for Davidson County, Tennessee.

This is improved property known as: 825 Oak Leaf Drive, Old Hickory, TN 37138.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

IN WITNESS WHEREOF, I have hereunto set my hand this the 28th day of August, 2015.

Daryl Spicer

James Deatrick Jr.

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 and James Deatrick Jr.,** 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 at Mt. Juliet, Tennessee, this 28th 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)

The actual consideration or value, whichever is greater for this transfer is 0.

AFFIANT

Subscribed and sworn before me
this 28th day August, 2015.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Dean Robinson or Horizon Land Title, Inc. shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

