Davidson County	DEEDWARR
Recvd: 10/20/15 16:30	3 pgs
Fees:18.00 Taxes:314.50	
20151020-0106795	

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00.

Taylor Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of October, 2015.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James Deatrick, Jr. and Daryl Spicer	SAME AS NEW OWNER	07513006100
(NAME)	(NAME)	
4517 Chandler Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Matthew Stephen Baltz,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Deatrick, Jr. and Daryl Spicer, tenants in common**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee.

Beginning with a point in the northwesterly margin of Bonnacreek Drive at the common coprner of Lots 46 and 69; thence in a northwesterly direction along the boundary line between said two lots, 90.0 feet to a point; thence in a northeasterly direction 150.0 feet to a point in the southwesterly margin of Bonnalynn Drive; thence along said margin 65.0 feet in a southeasterly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a southeasterly direction to a point in the northwesterly margin of Bonnacreek Drive; thence along said margin 125.0 feet in a southwesterly direction to the point of beginning.

Being the same property conveyed to Lawrence Fintan Baltz and wife, DeMerus M. Baltz by deed from J. Claud Smith and wife, Billie Katherine Smith of record in Book 3222, Page 141, Register's Office of Davidson County, Tennessee. The said DeMerus M. Baltz having predeceased Laurence Fintan Baltz. The said Lawrence Fintan Baltz having since died testate and per Item III of The Last Will and Testament of Lawrence Fintan Baltz, deceased, of record in Probate File 13P326, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to Matthew Stephen Baltz.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 260 Bonnalynn Drive, Hermitage, TN 37076

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of October, 2015.

Matthew Stephen Baltz

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Stephen Baltz, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2015.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, 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.

Celia Stewart Rouse
Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

