BILL GARRETT, Davidson County
Trans:T20150089968 DEEDWARR
Recvd: 10/22/15 09:09 2 pgs
Fees:13.00 Taxes:432.90
20151022-0107409

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

ADDRESS NEW OWNER:
Gary Pickens
305 Southwinds Drive
Hermitage, TN 37073

MORTGAGEE:
None

SEND TAX BILLS:
Owner

MAP-PARCEL:
MAP 150 08 0
PARCEL 037.00

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, we, **James Deatrick Jr., an unmarried man and Daryl Spicer, a married man** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gary Pickens, a married man**, 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. 320 on the plan of The Country, section 7-B, as of record in Book 6250, page 505, Register's Office for Davidson County, Tennessee, said Lot No. 320 fronts a total of 96.32 feet on the Northerly side of Daisy Trail and runs back 109.53 feet on the Easterly line and 126.88 feet on the Westerly line to a line in the rear which measure 76.00 feet thereon.

Being the same property conveyed to James Deatrick Jr. and Daryl Spicer by Substitute Trustee's Deed from Rubin Lublin, PLLC, dated October 2, 2015, of record in Instrument No. 20151014-0104409, Register's Office for Davidson County, Tennessee.

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 restrictive covenants of record in Book 6594, Page 639; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 505, Register's Office, Davidson, County, Tennessee.

This is improved property known as 3528 Daisy Trail 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 20th day of October, 2015.

James Deatrick Jr
By Daryl Spicer Attorney in Fact
James Deatrick Jr.
By:Daryl SpicerAttorney-in-Fact

Daryl Spicer

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 Daryl Spicer, as Attorney-in-Fact for James Deatrick, Jr., 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 20th day of October, 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 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.

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 $117,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of October, 2015.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017