BILL GARRETT, Davidson County
Trans:T20160057343 DEEDWARR
Recvd: 07/06/16 10:02 2 pgs
Fees:13.00 Taxes:207.20
20160706-0068954

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

ADDRESS NEW OWNER
Daryl Spicer
2007 Kimberly Drive
Mt. Juliet, TN. 37122

MORTGAGEE
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 075 08 0A
PARCEL 063.00CO

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, **Linda L. Nelson and Husband, Johnny L. Nelson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daryl Spicer and R. Brian Oldham, as Tenants In Common** 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 160 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums as of record in Plat Book 6250, Page 627, as amended by Surveyor's Certificate of Correction of record in Book 6680, Page 905, as re-recorded in Book 6727, Page 762 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda L. Nelson and Johnny L. Nelson by deed from Lori L. Leonard, unmarried, dated April 28, 2010, of record in Instrument No. 20100507-0035010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed and By Laws of record in Book 6519, Page 747, as amended in Book 6727, Page 762; Charter of Brooke Castle Condominiums HOA of record in Book 6519, Page 739, as amended in Book 7570, Page 312 and Book 7866, Page 374; Quitclaim Deed to Brooke Castle Condominiums HOA for Open Space in Book 6883, Page 759; Easements conveyed to Cumberland Water Company in Book 4106, Pages 812 and 816; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 627, as amended by Surveyor's Certificate of Correction of record in Book 6680, Page 905, as re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee.

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

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **160 Brooke Castle 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 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 30th day of June, 2016.

Linda L. Nelson

Linda L. Nelson

Johnny L. Nelson

Johnny L. Nelson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda L. Nelson and husband, Johnny L. Nelson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2016.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $56,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2016.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20