Bill Garrett Davidson County
Batch# 79458 DEEDWARR
04/10/2018 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20180410-0033897

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $190,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of April, 2018.

NOTARY PUBLIC

My commission expires: 3/31/21

TAYLOR JOHNSON 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	05111000100
(NAME)	(NAME)	
1285 N. Mt. Juliet Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $190,000.00 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 **William N. Davis and wife, Alma D. Davis,** 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**, 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. 46 on the Plan of Oakland Acres, Section 4, as of record in Book 2133, page 19, Register's Office for said County, described as follows:

Beginning on the easterly Margin of Acre Trail at the corner of Lots Nos. 46 and 47; thence with the line between said two lots eastwardley 217.1 feet; thence North 47 degrees 27 minutes east 190.9 feet to the line between Lots No. 45 and 46; thence with the line between said two lots, westerwardly 354.9 feet to the easterly margin of Acre Trail; thence with said trail, southwardly 48.6 feet to a concrete monument, continuing in a southerly direction 117.2 feet to the beginning.

Being the same property conveyed to William N. Davis and wife, Alma D. Davis by deed from C.E. Corlew and with Helen S. Corlew, of record in Book 2156, Page 67, siad Register's Office.

This property is __unimproved _X_improved property known as: 1215 Acre Trail, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

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 9th day of April, 2018.

William N. Davis

Alma D. Davis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William N. Davis and Alma D. Davis, 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 9th day of April, 2018.

Notary Public
My Commission Expires: 2/11/2019

CELIA STEWART ROUSE
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, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

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

Notary Public

My Commission Expires: 5-2019

(SEAL)

