Bill Garrett Davidson County
Batch# 104821 DEEDWARR
06/14/2018 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20180614-0057440

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $259,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of June, 2018.

NOTARY PUBLIC

My commission expires: 5-2019

JESSICA SPARNELL 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:
Azariah K. Anderson and Unity F. Anderson	Azariah K. Anderson and Unity F. Anderson	05111000100
(NAME)	(NAME)	
1215 Acre Trail	1215 Acre Trail	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	

Warranty Deed

For and in Consideration of the sum of $259,900.00 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 **James Deatrick, Jr. and Daryl Spicer,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Azariah K. Anderson and Unity F. Anderson**, 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 James Deatrick, Jr. and Daryl Spicer by deed from William N. Davis and wife, Alma D. Davis dated April 6, 2018 and recorded as Instrument No. 20180410-0033897, siad Register's Office.

This property is **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 7th day of June, 2018.

James Deatrick, Jr.

Daryl Spicer by James Deatrick, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Deatrick, Jr.**, 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 7th day of June, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **James Deatrick, Jr.,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Daryl Spicer** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Daryl Spicer,** and is authorized by **Daryl Spicer** to execute this instrument on his/her behalf.

Witness my hand and official seal, this the 7th day of June, 2018.

Notary Public
My Commission Expires 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, STEVE BERNEMAN, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Nichole Bagwell

Notary's Signature

My Commission Expires: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM