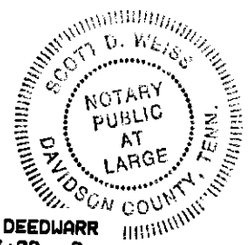
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 01/19/05 15:29 2 pgs
Fees:13.00 Taxes:529.10



20050119-0006887

FILE BOX 19B
04-12-033-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of January, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Brian Hamer, AN UNMARRIED MAN	"NEW OWNER"	87-05-0-A
(NAME)	(NAME)	065.00CO
5932 Colchester Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joshua M. Hicks and Wife, Christina M. Hicks**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian Hamer, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in DAVIDSON County, Tennessee being Lot No. 91, on the Plan of FARMINGHAM WOODS, PHASE II, SECTION 1, of record in Book 7900, Page 306, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 46.01 feet on the northerly margin of Colchester Drive and extends back between parallel lines to a dead line in the rear.

BEING the same property conveyed to JOSHUA M. HICKS AND WIFE, CHRISTINA M. HICKS, by Warranty Deed from DOUGLAS J. SLATTEN AND WIFE, MARY A. SLATTEN, Dated March 17, 1999, of record in Book 11399, Page 485, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of FARMINGHAM WOODS, of record in Book 8238, Page 176; Book 8351, Page 533; Book 8423, Page 784; Re-recorded in Book 8424, Page 426; Book 8447, Page 635; Book 8702, Page 528; Book 9006, Page 409 and in Book 9006, Page 414, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of CHRISTINA M. HICKS pursuant to a Power of Attorney executed by same on the 13TH day of JANUARY, 2005, and being filed for record in Instrument No. 20050119-0006886, **and being recorded simultaneously herewith.**

BEING unimproved ☐
Improved ☒ property known as: 5932 Colchester Drive, Hermitage, TN, 37076.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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.

WITNESS WHEREOF, OUR hands, this 13th day of January, 2005.

Joshua M. Hicks

Joshua M. Hicks

Christina M. Hicks By Joshua M. Hicks

Christina M. Hicks

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua M. Hicks**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of January, 2005.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 2005, before me personally appeared JOSHUA M. HICKS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of CHRISTINA M. HICKS, and acknowledged that HE executed the same as the free act and deed of the said CHRISTINA M. HICKS.

Witness my hand and official seal at BRENTWOOD, Tennessee, this 13TH day of January, 2005.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/2007

Notary Public