WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$153,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF AUGUST, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009.**

(AFFIX SEAL)

L. DYKE TARPLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

Davidson County DEEDWARR
Recvd: 09/02/05 08:50 2 pgs
Fees:13.00 Taxes:568.32

20050902-0105401

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN HICKS	New Owner	**90-16-60**
(NAME)	(NAME)	
526 AMERICAN ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEVIN S. HIMES and DEBRA D. HIMES, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HELEN HICKS**, 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. 83 on the Plan of Charlotte Park, Section I, of record in Book 2663, Pages 2,3,4,5, and 6, Register's Office for said County.

Said Lot No. 83 fronts 63.0 feet on the northeasterly margin of American Road and extends back 150.0 feet on the northwesterly line and 150.0 feet on the southeasterly line to a dead line in the rear, measuring 63.0 feet thereon.

Being the same property conveyed to Kevin S. Himes and wife, Debra D. Himes by deed from West Nashville Heights Church of Christ, as Beneficiary under the Last Will and Testament of Frances A. Taylor, of record in Book 11392, Page 684, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **526 AMERICAN ROAD, NASHVILLE, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **26th day of August, 2005.**

KEVIN S. HIMES

DEBRA D. HIMES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **KEVIN S. HIMES and DEBRA D. HIMES, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **26th day of August, 2005.**

Commission expires: **May 23, 2009**

I. DYKE TATUM Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075