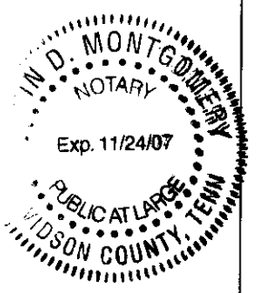
WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Jennifer A. Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer A. Hicks	ABN AMRO Mortgage Group, Inc.	Map 117-16-B
(NAME)	(NAME)	
1110 Morrow Avenue A, Unit 1	2600 W. Big Beaver Road	Parcel 1
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Troy, MI 48084	
(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, **JAMES WAUGH AND WIFE, DEBORAH WAUGH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER A. HICKS AND HUSBAND, JOHN MARK 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1 on the Plan of Morrow Avenue Condominiums, a horizontal property regime with Private Elements, established by Master Deed of record in Instrument #20040608-0067711, Register's Office for Davidson County, Tennessee; together with all the rights, privileges and appurtenances thereunto belonging, as set for in said Master Deed (and Bylaws which form a part thereof), including, without limitation, said Unit's undivided percentage interest in the land and common elements and its interest in any appurtenant limited common elements.

Being part of the same property conveyed to James Waugh and wife, Deborah Waugh by deed from Fred D. Stroop and wife, Faye J. Stroop, of record in Instrument #20030402-0043504, said Register's Office.

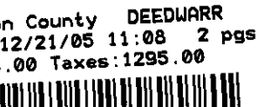
This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 332, page 86, said Register's Office; and (c) Master Deed and Bylaws of record in Instrument #20040608-0067711 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1110 Morrow Avenue A Unit 1, Nashville, TN 37215
(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.

Davidson County DEEDWARR
Recvd: 12/21/05 11:08 2 pgs
Fees:13.00 Taxes:1295.00



20051221-0152847

Witness our hands this 19th day of December, 2005.

James Waugh By Steve Church, Attorney in Fact

Deborah Waugh, by Steve Church, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of December, 2005, before me personally appeared Steve Church, to me known to be the person who executed the foregoing instrument on behalf of James Waugh and Deborah Waugh and acknowledged that he executed the same as the free act and deed of James Waugh and Deborah Waugh.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2005.

Commission expires:

Notary Public

