~~BOX 10-A~~

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

John F. Nowicki
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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
John F. Nowicki	Regions Bank d/b/a Regions Mortgage	Map 31
(NAME)	(NAME)	
4760 Lickton Pike	2050 Parkway Office Circle	Parcel 26
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Birmingham, AL 35244	
(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, I, **ELIZABETH A. TINGLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN F. NOWICKI, UNMARRIED,** 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 tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey by S.N. McMurry, Engineering Company, January 10, 1946, as follows:

Beginning at a point in the center line of Lickton Road at the Southeast corner of the property conveyed to William C- Davis and wife, by deed of record in Book 136, page 54, Register's Office for Davidson County, Tennessee; thence along Davis's South line North 81 deg. West 354 feet to Davis's Southwest corner in the East line of the Core property; thence along Core's East line South 0 deg. 15' East 113 feet, more or less, to a stake; thence South 79 deg. 45' East 306.9 feet to a railroad spike in the center line of Lickton Pike; thence with the center line of same, North 52 deg. 53' East 108 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth A. Tingle, an unmarried person, by deed dated September 30, 2005 from Richard N. Reese and wife, Patsy J. Reese, of record in Instrument #20051003-0118027, said Register's Office.

This conveyance is subject to 2007 real property taxes and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4760 Lickton Pike, Whites Creek, Tennessee 37189
(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: 07/30/07 11:03 2 pgs
Fees:13.00 Taxes:388.50
20070730-0089987

Witness my hand this 27th day of July, 2007.

Elizabeth A. Tingle

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 Elizabeth A. Tingle, the 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 at Nashville, Tennessee this 27th day of July, 2007.

Commission expires:

Notary Public



My Commission Expires NOV. 22, 2010