MLFB 10-1445

Record & Return To:

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00 •

Angela Marie Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of **April, 2010**

Carla Johnson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 12-17-2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Marie Hicks	First Community Mortgage, Inc.	119-06-0-222.00
(NAME)	(NAME)	
51 Jay Street	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Murfreesboro, TN, 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Sam L. Hicks and wife, Lea M. Hicks**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela Marie Hicks, a single woman**, 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. 105 on the Plan of Sterling Heights, Section Three, of record in Plat Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sam L. Hicks and wife, Lea M. Hicks by Warranty Deed from Skye G. McCaskey and wife, Leslie Wormer, dated June 2, 2005 and recorded in Instrument No. 20050603-0063506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 51 Jay Street, Nashville, TN 37210

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, has 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.

BILL GARRETT, Davidson County
Trans: T20100026877 DEEDWARR
Recvd: 05/05/10 14:44 2 pgs
Fees: 13.00 Taxes: 277.50
20100505-0034210

Witness our hands this **30th** day of **April, 2010**

Sam L. Hicks

Lea M. Hicks

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Sam L. Hicks and Lea M. Hicks**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2010**

Notary Public

My commission expires:

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 12-17-2011