WARRANTY DEED

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

Deanie L. Gregory, Atty. **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick L. Mickler	Patrick L. Mickler	149 05 0 099.00
(NAME)	(NAME)	
9659 Brunswick Drive	9659 Brunswick Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, Aubrey Hiam, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick L. Mickler and Lois J. Mickler, as husband and wife, 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. 119, as shown on the map entitled The Plan of of Terragon Trails, Section 1, of record in Plat Book 4860, Page 61, and amended in Plat Book 5066, Page 836, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description..

Being the same property conveyed to James Laborg by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record as Instrument No. 20100707-0053067, dated June 21, 2010, said Register's Office. Being further conveyed to Aubrey Hiam by Quitclaim Deed from James Laborg, of record as Instrument No. 20100707-0053068, dated July 6, 2010; said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF TERRAGON TRAILS, SECTION 1, OF RECORD IN PLAT BOOK 4860, PAGE 61, AS AMENDED IN BOOK 5066, PAGE 836, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD 4967, PAGE 406, SAID REGISTER'S OFFICE.
**THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☑ property, known as 4941 Barclay Square Drive, Antioch, TN 37013
(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 my hand this 16th day of July, 2010.

Aubrey Hiam

BILL GARRETT, Davidson County
Trans:T20100043989 DEEDWARR
Recvd: 07/19/10 12:17 2 pgs
Fees:13.00 Taxes:214.60
20100719-0056255

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of July, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

