Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

P-BR-10-0775

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca A. Valiquette	SunTrust Mortgage (NAME)	
775 Rodney Drive (ADDRESS)	401 Commerce St #6100 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	11513002100

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL A. HICKCOX AND WIFE, ALYS O. HICKCOX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REBECCA A. VALIQUETTE AND MATTHEW W. VALIQUETTE, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 208, on the plan of Section Eight, West Meade Hills, of record in Plat Book 3600, Page 61-62, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to MICHAEL A. HICKCOX AND WIFE, ALYS D. HICKCOX by deed from PAUL R. WADDLE AND SPOUSE, LISA WADDLE of record in Instrument 200701020000103 on 12/13/2006 and filed for record on 01/02/2007, Register's Office for DAVIDSON County.

Alys O. Hickcox and Alys D. Hickcox are one in the same person.

This conveyance is subject to A) 2010 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 3600, page 61; Book 3600, page 62, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 775 RODNEY DRIVE, NASHVILLE, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of August, 2010.

Michael A. Hickcox by Alys O. Hickcox his attorney in fact
Michael A. Hickcox

Alys O. Hickcox
Alys O. Hickcox

BILL GARRETT, Davidson County
Trans:T20100054250 DEEDWARR
Recvd: 08/31/10 10:56 2 pgs
Fees:13.00 Taxes:1195.10
20100831-0069029

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of August, 2010, before me personally appeared Alys O. Hickcox to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2010.

Notary Public

My Commission Expires: 3/17/14

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of August, 2010, before me personally appeared Alys O. Hickcox to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael A. Hickcox and who acknowledged he/she/they executed the same as the free act and deed of the said Michael A. Hickcox.

Witness my hand and official seal, this the 30th day of August, 2010.

Notary Public

My Commission Expires: 3/17/14

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959