BILL GARRETT, Davidson County
Trans:T20100064063 DEEDWARR
Recvd: 10/08/10 12:38 2 pgs
Fees:13.00 Taxes:148.00
20101008-0081019

# Warranty Deed

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2010.

Notary Public

My commission expires: 9/9/2014

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Sunthy Vongnarath<br>Jenna Hicks | New Owner(s) | Map: 081-07 |
| 1916 11th Ave N | | Parcel: 461.00 |
| Nashville, TN 37208 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN HICKS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUNTHY VONGNARATH, A SINGLE PERSON, AND JENNA HICKS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 24 on the Plan of William's and Valentino's Subdivision of Lots Nos. 3 and 4 of the Woodard Property, as of record in Plat Book 2, page 33, Chancery Court at Nashville, to which reference is hereby made for a more complete description.

Being the same property conveyed to Justin Hicks, a married man, by Special Warranty Deed from Household Financial Center, Inc., of record in Instrument Number 20100709-0053696, Register's Office for Davidson County, Tennessee, dated June 15, 2010.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed from William Timothy Hill, as Substitute Trustee of record in Instrument 200909210087738, Register's Office for Davidson County, Tennessee, dated September 4, 2009. And being the same property conveyed to Cora M. Baxter by Quitclaim Deed from Community Money Center, Inc. of record in Book 9040, page 944, Register's Office for Davidson County, Tennessee, dated August 6, 1993. And further, being the same property conveyed to Community Money Center, Inc, by Trustee's Deed from Robert P. Ziegler of record in Book 8188, page 838, Register's Office for Davidson County, Tennessee, dated September 4, 1990. And being the same property conveyed to William E. Baxter and wife Cora M. Baxter by deed from Howard B. Moore and wife Margie M. Moore, of record in Book 5926, page 849, Register's Office for Davidson County, Tennessee, dated July 15, 1982. The said William E. Baxter having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1916 11th Ave N, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of October, 2010.

**Justin Hicks**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of October, 2010.

Notary Public

My Commission Expires: 9/9/2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Mallory Hicks**, spouse of Justin Hicks, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

**Mallory Hicks**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mallory Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of October, 2010.

Notary Public

My Commission Expires: 9/9/2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY