BILL GARRETT, Davidson County
Trans:T20110000164 DEEDWARR
Recvd: 01/03/11 10:11 2 pgs
Fees:13.00 Taxes:562.40
20110103-0000254

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[M
Sabrina Williams	Same	Map
152 Brian Circle	NEW OWNER	173040A02300CO
Antioch, TN 37013		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Hilly Gene Hicks and wife, Arthur B. Hicks** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Sabrina F. Williams, an unmarried woman** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 23, PHASE 1, OAK HIGHLANDS, as shown on plat of record in Plat Book 6900, Pages 431-435, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hilly Gene Hicks and wife, Arthur B. Hicks by Warranty Deed from Gemcraft Homes (Tennessee), Inc., recorded on the 21st day of September, 1988 in Deed Book 7657, Page 385, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, OAK HIGHLANDS, as recorded in Plat Book 6900, Page(s) 431 thru 435 and Boundary Plat recorded in Plat Book 6900, Page 431, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7350, Page 24, Book 7367, Page 587 and Book 8765, Page 77 and Instrument Nos. 20000428-0042354, 20020725-0089130 and 20020725-0089131 , said Register's Office.
4. Terms and provisions of by-Laws recorded in Book 8765, Page 90, said Register's Office.
5. Charter of Homeowners Association, recorded in Book 7337, Page 529 and Book 8765, Page 100, said Register's Office.
6. Easement for Sanitary Sewer and drainage, recorded in Book 7189, Page 379 and Instrument No. 20001002-009713, said Register's Office.

This is improved property commonly known as: 152 Brian Circle, Antioch, TN 37013

LIMESTONE TITLE & ESCROW, LLC

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

The actual consideration or value, whichever is greater for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me this 22nd day of December, 2010

My Commission Expires: 8/16/14

Notary Public

JANA GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of December, 2010

Hilly Gene Hicks by Robert J. Notestine as
Attorney in fact

Arthur Hicks by Robert J. Notestine as
Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Robert J. Notestine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the attorney-in-fact for Hilly Gene Hicks, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Hilly Gene Hicks by himself as attorney-in-fact.

Witness my hand, at office, this 22nd day of December, 2010

Notary Public

My Commission Expires 01/09/2012

My commission expires: _____

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Robert J. Notestine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the attorney-in-fact for Arthur Hicks, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Arthur Hicks by himself as attorney-in-fact.

Witness my hand, at office, this 22nd day of December, 2010

Notary Public

My Commission Expires 01/09/2012

My commission expires: _____

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY