File No. 110179

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017115 DEEDWARR
Recvd: 03/23/11 13:42 2 pgs
Fees:13.00 Taxes:388.50
20110323-0022655

REBECCA L. LOREE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Aaron N Inscore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2011.

Rebecca L. Loree
Notary Public

MY COMMISSION EXPIRES: 9/8/2013
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
277 Wilson Pike Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron N Inscore	Aaron N Inscore	108 16 0 327.00
(NAME) 312 Woodlark Court	(NAME) Same	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, WE, Howard Hicks and wife, Debbie Hicks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron N Inscore, a married man, 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:

A certain tract or parcel of land located in Davison County, Tennessee, described as follows, to wit: being Lot No. 102B on the zone lot division, lots #98 thru 104 Percy Priest Woods, Section Four, as shown on plat of record in Book 6250, page 757, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Howard Hicks and Debbie Hicks by deed from The Secretary of Housing and Urban Development, of Washington D.C., dated October 19, 2010 and recorded on October 25, 2010 in Instrument No: 20101025-0085156 Register's Office, Davidson County, Tennessee.

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated March 9, 2010, and recorded at Instrument No: 20100712-0054222, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 312 Woodlark Court, Nashville, TN 37214
(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.

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Witness our hands this 18th day of March, 2011.

Howard Hicks

Debbie Hicks

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Hicks and wife, Debbie Hicks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 18th day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 5/8/2013

REBECCA L. LOREE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY