WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110024638 DEEDWARR
Recvd: 04/27/11 10:37 2 pgs
Fees:13.00 Taxes:643.80
20110427-0032110

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2011

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: 10-23-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron Hicks (NAME)	Broad Mortgage Corp (NAME)	126150A20500CO
8336 Trading Post Court (ADDRESS)	6224 Sugarloaf Pkwy, Ste 200 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Duluth, GA 30097 (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, **Jonathan M. Florea, an unmarried person**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cameron Hicks, an unmarried person**, hereinafter called the Grantee, his 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 number 1189 on the Plan of Boone Trace at Biltmore, Section Four, as of record in Book 9700, Pages 932 and 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jonathan M. Florea and wife, Caroline Tippens-Florea, by Warranty Deed from Wade Douglas Story and Wanda Carol Story, dated July 20, 2007, and filed of record in Instrument Number 20070725-0087975, Register's Office of Davidson County, Tennessee. The said Caroline Tippens-Florea having since conveyed all of her right, title and interest to Jonathan M. Florea by Quitlclaim Deed of record in Instrument No. 20110427-0032109, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8336 Trading Post Court, Nashville, TN 37221

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, has 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 our hands this **20th** day of **April, 2011**

Jonathan M. Florea

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Jonathan M. Florea**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **April, 2011**

Notary Public

My commission expires: 12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY