BILL GARRETT, Davidson County
Trans:T20110028865 DEEDWARR
Recvd: 05/16/11 09:10 2 pgs
Fees:13.00 Taxes:350.02
20110516-0037123

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive, Suite 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of May, 2011, by and between The Estate of Daniel Wayne Nicks by Jeffrey Wayne Nicks, Executor, and Jeffrey Wayne Nicks, party of the first part, and James Thomas Hodge, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 109 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Daniel W. Nicks, by virtue of that certain Warranty Deed dated April 13, 1988, at Book 7517, Page 162 in the Register's Office of Davidson County, Tennessee. Daniel Nicks Died on June 25, 2010 leaving property to Jeffrey Wayne Nicks in Will at Docket Number 10P1277 in the Probate Court of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

The Estate of Daniel Wayne Nicks by Jeffrey Wayne Nicks, Executor

Jeffrey Wayne Nicks

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jeffrey Wayne Nicks, Executor of The Estate of Daniel Wayne Nicks, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2011.

Notary Public

My Commission Expires: 7/6/12

GUILLERMO L. GUZMAN
My Commission Expire
July 9, 2012

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jeffrey Wayne Nicks, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2011.

GUILLERMO L. GUZMAN
My Commission Expires
July 9, 2012

Notary Public

My Commission Expires: 7/9/12

Property Owner & Address: James Thomas Hodge
347 Wimpole Dr
Nashville, TN 37211

Tax Parcel No 11903009700

Property Address: 349 Wimpole Drive
Nashville, TN 37211

MAIL TAX BILLS TO: James Thomas Hodge
347 Wimpole Dr
Nashville, TN
37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $94,600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of May, 2011.

Notary Public

My Commission Expires: 7-7-2014

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014