BILL GARRETT, Davidson County
Trans:T20110046267 DEEDWARR
Recvd: 07/29/11 14:18 2 pgs
Fees:13.00 Taxes:554.63
20110729-0058404

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $149,900.00. Affiant Subscribed and sworn to before me, this the 28th day of July, 2011. 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:
Amanda K. Connolly	Wells Fargo Bank, N.A.	Map: 071-16-0
1203 N. 8th St.	101 North Phillips Avenue	Parcel: 268.00
Nashville, TN 37207	Sioux Falls, SD 57104	

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 **AMANDA K. CONNOLLY, UNMARRIED**, 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 Nos. 326 and 327 on the Map of Oakwood Park of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Justin Hicks by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association by Scedella McAtee, Attorney-in Fact for Shapiro & Kirsch, LLP of record in Instrument No. 20100813-0064163, Register's Office for Davidson County, Tennessee, dated May 24, 2002.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as substitute trustee of record in Instrument No. 20100727-0058799, Register's Office for Davidson County, Tennessee, dated June 7, 2010.

Being the same property conveyed to Terrance Possehl by quitclaim Deed from Jillian Etherington, unmarried of record in Instrument No. 20020603-0066971, Register's Office for Davidson County, Tennessee, dated May 24, 2002.

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 1203 N. 8th St., Nashville, TN 37207.

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 28th day of July, 2011.

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 28th day of July, 2011.

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014

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 28th day of July, 2011.

Notary Public

My Commission Expires:
9-9-2014

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY