Box 89

BILL GARRETT, Davidson County
Trans: T20110055791 DEEDWARR
Recvd: 09/08/11 13:52 2 pgs
Fees: 13.00 Taxes: 481.00

20110908-0069738

WARRANTY DEED

P-BR-11-0200

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
1695 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea R. Gardiner	Andrea R. Gardiner	
200 Steamboat Ct.	200 Steamboat Ct.	
Nashville, TN 37214	Nashville, TN 37214	062-02-0-A-152.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS E. FICK, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREA R. GARDINER , A MARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of River Trace Estates, Phase I, Section II of record in Plat Book 6900, Pages 158 & 159, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas E. Fick, Jr., married by deed from Johannes T. Hart and wife, Jennifer L. House Hart of record in Instrument Number 20050708-0079064, in the Register's Office for Davidson County, Tennessee, dated June 30, 2005.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book6900, page 158 & 159; Book 6851, page 363; Book 6851, page 370; Book 6982, page 747; Book 6851, page 390; Book 7907, page 168; Book 7296, page 484; Book 2022, page 83; Book 1163, page 341; Book 7097, page 135, ; Book 7030, page 798; Book 3959, page 595; Book 7097, page 140; Book 7593, page 523; Book 7097, page 149; Book 7593, page 565; Instrument No. 20011126-0128569, Register's Office for Davidson County, Tennessee.

Thomas E. Fick, Jr. has never occupied said property.

unimproved ( )
This is improved (X) property, known as 200 Steamboat Ct., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 1st day of September, 2011.

Thomas E. Fick Jr.
Thomas E. Fick, Jr.

Aug. 31. 2011 3:17PM city rescue mission No. 3307 P. 10

STATE OF Michigan
COUNTY OF Allegan

On this the 1 day of Sept, 2011, before me personally appeared Thomas E. Fick, Jr., married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1 day of Sept, 2011.

Terri Johnson
Notary Public

My Commission Expires: 3-2-18

(SEAL)

TERRI JOHNSON
Notary Public, State of Michigan
County of Allegan
My Commission Expires 3-2-2018
Acting in the county of _____

~~**RETURN TO:**~~
Rudy Title and Escrow
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

