WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073529 DEEDWARR
Recvd: 11/21/11 10:53 2 pgs
Fees:13.00 Taxes:1061.33
20111121-0090914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$286,845.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reed E. Clark	First Bank	**09115028300**
(NAME)	(NAME)	
303 49th Avenue North	2021 Hamilton Place Blvd., Ste A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robby L. Hicks,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Reed E. Clark and Jessica L. Clark,** 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:

Land in Davidson County, Tennessee, being the northerly 60 feet of the easterly 100 feet of the southerly one-half of Block No. 35 on the Plan of Charlotte Park Company's First Addition, which plan is of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, said part of Block No. 35 described as follows:

Beginning at a point in the Westerly margin of 49th Avenue North, formerly Eight Street which is 120 feet north of the northerly margin of Nevada, formerly Third Avenue, and running thence northwardly with the westerly margin of 49th Avenue 60 feet to the southerly margin of an alley; thence westerly with the southerly margin of said alley 100 feet to a dead line; thence southerly 60 feet to a point 120 feet north of the northerly margin of Nevada Avenue; thence eastwardly 100 feet to the point of beginning in the westerly margin of 49th Avenue North.

Being the same property conveyed to Mary F. Hicks and husband, Robby L. Hicks by deed dated April 30, 2004 from Jo Evelyn Brumley of record in Instrument No. 20040503-0050243, Register's Office for Davidson County, Tennessee and thereafter conveyed to Robby Hicks by Quitclaim Deed dated June 24, 2006 from Mary Hicks of record in Instrument No. 20060710-0082416 and re-recorded in Instrument No. 20060921-0117183 said Register's Office and by Corrective Quitclaim Deed from Mary F. Hicks to Robby L. Hicks of record in Instrument No. 20111121-0090913, Register's Office for Davidson County, Tennessee.

Nancy Gail Hicks joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to Robby L. Hicks.

unimproved ☐

This is improved ☒ property, known as **303 49th Avenue North, Nashville, TN 37209**

(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.

Witness our hands this **17th day of November 2011**.

Robby L. Hicks

Nancy Gail Hicks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Robby L. Hicks and Nancy Gail Hicks** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November 2011.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN