BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110075914 DEEDWARR
Recvd: 12/01/11 15:24 3 pgs
Fees:18.00 Taxes:762.20
20111201-0093733

ADDRESS NEW OWNER:
Adam Allen
5105 Wilmar Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

MAP 146-15
GROUP
PARCEL 31.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Earnest H. Hickerson, Trustee and Ann S. Hickerson, Trustee of The Earnest H. Hickerson and/or Ann S. Hickerson Revocable Living Trust, ,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Adam Allen and Katherine Allen, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Haileywood Estates, Section II, of record in Plat Book 2331, page 81, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to The Earnest H. Hickerson and/or Ann S. Hickerson Revocable Living Trust by deed dated July 17, 2004 from Earnest H. Hickerson and Ann S. Hickerson of record in Instrument no. 20040719-0085754, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **5105 Wilmar Drive, Nashville, Tennessee 37220.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 my hand this **the 30th** day of **November, 2011.**

The Earnest H. Hickerson and/or Ann S. Hickerson Revocable Living Trust

By: Earnest H Hickerson Trustee
Earnest H. Hickerson, Trustee

By: Ann S. Hickerson Trustee
Ann S. Hickerson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Earnest H. Hickerso and Ann S. Hickerson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **Trustees** of **The Earnest H. Hickerson and/or Ann S. Hickerson Revocable Living Trust**, the within named bargainor, and that they, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $206,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2011.

NOTARY PUBLIC

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013