WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110082310 DEEDWARR
Recvd: 12/29/11 08:53 2 pgs
Fees:13.00 Taxes:308.95
20111229-0101609

GREGORY LEE FAIRBETTER * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.8.13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan B. Jackson	SWBC Mortgage Corp.	13301033300
(NAME)	(NAME)	
224 Raymond Street	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Olyn Paul Hicks, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan B. Jackson, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *also known as Olyn Hicks

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Sunrise Subdivision of record in Book 421, page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Olyn Paul Hicks, unmarried, by Warranty Deed from JDR Investments, LLC dated September 24, 2008 and filed of record on October 1, 2008 in Instrument Number 20081001-0099675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 224 Raymond Street, Nashville, TN 37211

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do

further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 **9th** day of **December, 2011.**

Olyn Paul Hicks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Olyn Paul Hicks, unmarried,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **December, 2011.**

Notary Public

My commission expires:
3/18/14

