WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023832 DEEDWARR
Recvd: 04/02/12 15:53 2 pgs
Fees:13.00 Taxes:510.60
20120402-0027868

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Bryce Ellis	New Owner	13313010800
(NAME)	(NAME)	
3312 Nolensville Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Stanley Howard Hickman and Renee Hickman Hayes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnny Bryce Ellis**, 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:

Being Lot No. 56 on the plan of Abbay Hall, Section I of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R. Howard Hickman and wife, Mildred D. Hickman (both having since died) by deed from Henry D. Cage, Jr. and wife, Christine P. Cage of record in Book 3281, page 103, Register's Office for Davidson County, Tennessee. R. Howard Hickman having Quitclaimed said property to his son, Stanley Howard Hickman, by Quitclaim Deed of record in Instr. No. 20040203-0013220, said Register's Office. Stanley Howard Hickman conveyed one-half (1/2) undivided interest to his sister Renee Hickman Hayes by Quitclaim Deed of record in Instr. No. 20120402-0027867, said Register's Office.

This conveyance is subject to 2012 taxes, prorated and assumed by the Grantees; all matters as shown on the plan of record in Book 2331, page 13; Subject to Sanitary Sewer and/or Storm Drainage easement as set out in Book 5642, page 253, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 521 Inwood Drive, Nashville, TN 37211

(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 30th day of March, 2012.

Stanley Howard Hickman

Renee Hickman Hayes

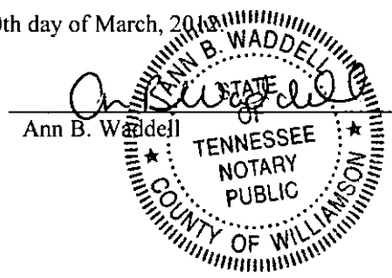
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Stanley Howard Hickman and Renee Hickman Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainors, and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of March, 2012.

Commission expires: October 5, 2015



Ann B. Waddell Notary Public