WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120030908 DEEDWARR
Recvd: 04/27/12 13:04 2 pgs
Fees:13.00 Taxes:584.60
20120427-0036181

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

x Manolita C. Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manolita C. Talley	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	147-10-53
5005 West Durrett	PO Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, CA 92619	
(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, I, **C. HUGH HICKS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MANOLITA C. TALLEY AND ROBERT D. PATTON,** BOTH UNMARRIED 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 and being Lot No. 298 on the Plan of Caldwell Country Estates, Section Five, as of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to C. Hugh Hicks, excepting a life estate reserved to Irvin L. Hicks and wife, Sara Maxine Hicks by Quitclaim deed from Irvin L. Hicks and wife, Sara Maxine Hicks dated 06/29/1998, of record in Book 10998, page 589, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Irvin L. Hicks and wife, Sara Maxine Hicks by deed from Elm Hill Homes, Inc. a Tennessee Corporation of record in Book 5505, page 617, said Register's Office.

Irvin L. Hicks having died on 12/03/2002 and Sara Maxine Hicks having died on 11/27/2008.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 3300, page 16, said Register's Office; and (c) restrictive covenants of record in Book 3279, page 556, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5005 West Durrett, 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 Iam 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 further covenant and bind myself, my 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 my hand this 25th day of April, 2012.

C. Hugh Hicks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Hugh Hicks , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2012.

Commission expires:

9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public