# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/12 12:26 3 pgs
Fees:18.00 Taxes:629.00
**20120530-0046695**

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-2-13

(AFFIX SEAL)

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Naylor Properties, LLC | Naylor Properties, Inc. | 11811003300 |
| (NAME) | (NAME) | |
| 4315 Dale Ave. | 4315 Dale Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Nashville, TN 37204 | |
| (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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Agnes M. Hicks, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Naylor Properties, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 29 of Block B, on the plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Benjamin W. Hicks and wife, Agnes M. Hicks by Deed from J. William Hund and wife, Aleene A. Hund, dated 05/30/1952 and filed for record on 06/04/1952 in Book 2084, Page 227, Register's Office for Davidson County, Tennessee. The said Benjamin W. Hicks having since died on February 24, 1998, leaving Agnes M. Hicks his sole surviving spouse.
The said Agnes M. Hicks is also known as Agnes J. Hicks.

All matters as set forth per Plat Book 1130, Page 36, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4626, Page 676, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2823 Azalea Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-8599
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 24th day of May, 2012.

Agnes M. Hicks also known as Agnes J. Hicks
By Susan L. Dowlen Its attorney in fact

Agnes M. Hicks also known as Agnes J. Hicks
by Susan L. Dowlen, her attorney-in-fact

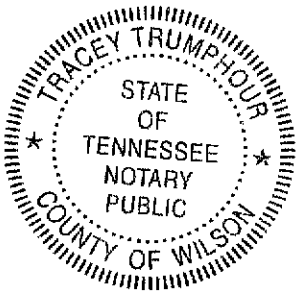
State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Susan L. Dowlen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Agnes M. Hicks also known as Agnes J. Hicks, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20120523-0044811, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 24th day of May, 2012.

Tracey Trumphour
Notary Public
My commission expires: 9.2.2013

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**



## CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

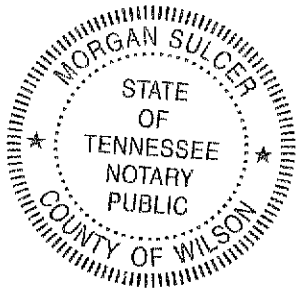
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: 9/2/2013