

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$103,000.00** (One Hundred Three Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of May, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES: 07/08/13

(NOTARY SEAL)

BILL GARRETT, Davidson County
Trans:T20120039986 DEEDWARR
Recvd: 05/31/12 13:52 2 pgs
Fees:13.00 Taxes:381.10
20120531-0047281

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Debbie Owen 4760 Lickton Pike Whites Creek, TN 37189	New owner	TAX MAP 03100002600

WARRANTY DEED

FOR AND IN 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/WE, **JOHN F. NOWICKI, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DEBBIE OWEN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey by S. N. McMurry, Engineering Company, January 10, 1946, as follows:

Beginning at a point in the center line of Lickton Road at the Southeast corner of the property conveyed to Williuam C. Davis and iwfe, by deed of record in Book 136, Page 54, Register's Office for Davidson County, Tennessee; thence along Davis's South line North 81 deg. West 354 feet to Davis's Southwest corner in the East line of the Core property; thence along Core's East line South 0 deg. 15' East 113 feet, more or less, to a stake; thence South 79 deg. 45' East 306.9 feet to a railroad spike in the center line of Lickton Pike; thence with the center line of same, North 52 deg. 53' East 108 feet, more or less, to the beginning.

Being the same property conveyed to John F. Nowicki, unmarried, by deed from Elizabeth A. Tingle, unmarried, of record in Instrument No. 20070730-0089987, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4760 LICKTON PIKE** **WHITES CREEK,TN37189**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2012

WITNESS, this 30th day of May, 2012

John F. Nowicki

John F. Nowicki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of May, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John F. Nowicki** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of May, 2012.

Joyce Jordan

Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.