BILL GARRETT, Davidson County
Trans:T20120041578 DEEDWARR
Recvd: 06/06/12 09:12 2 pgs
Fees:13.00 Taxes:721.50
20120606-0049248

Warranty Deed

return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215 KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $195,000.00. Affiant Subscribed and sworn to before me, this the 24th day of May, 2012. Notary Public My commission expires: 7/3/12

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aaron Grant & Ashley Grant	Mortgage Investors Group	Map: 082-04
1108 N. 6th St.	9320 East Walker Springs Lane Suite 200	Parcel: 13.00
Nashville, TN 37207	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN HICKS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON GRANT AND ASHLEY GRANT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 134 and the Northerly 9 feet Lot 135 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 134 and the Northerly part of Lot No. 135 front together 40 feet on the westerly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Justin Hicks, married by Special Warranty Deed from Robert Kaltenbach, Senior Manager for Ocwen Loan Servicing, LLC, as Attorney in fact for U.S. Bank N.A., in its capacity as Trustee for the benefit of the Registered Holders of Home Equity Asset Trust 2003-4, Home Equity Pass-through Certificates, Series 2003-4 of record in Instrument 20111021-0082171, Register's Office for Davidson County, Tennessee, dated October 6, 2011.

Being the same property conveyed to U.S. Bank N.A., in its capacity as Trustee for the benefit of the Registered Holders of Home Equity Asset Trust 2003-4, Home Equity Pass-through Certificates, Series 2003-4 by Successor Trustee's Deed from Jonathan F. Young, Authorized Signatory for Weissman Norwack Cury & Wilco, PC, Successor Trustee of record in Instrument 201104280032512, Register's Office for Davidson County, Tennessee, dated April 20, 2011.

Being the same property conveyed to Lizzie Ruth Servey Williams and Vince E. Hersey by Quitclaim Deed from W. William Davis, Trustee of record in Instrument 200303050029036, Register's Office for Davidson County, Tennessee, dated March 3, 2003. And further, being the same property conveyed to Lizzie Ruth Hersey by deed from Fred Howard Quillen Jr. and wife Mary Jo Quillen of record in Book 3182, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1108 N. 6th St., Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2012.

Justin Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014

Mallory Hicks, spouse of Justin Hicks, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Mallory Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014