THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~ $150,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2012. Notary Public MY COMMISSION EXPIRES: May 16, 2015 (AFFIX SEAL)

TERESA MEEK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20120043565 DEEDWARR
Recvd: 06/13/12 12:50 2 pgs
Fees:13.00 Taxes:555.00
20120613-0051716

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Hicks & Carolyn Sharp Hicks	F & M Bank	MAP 131-2-A
2116 Hobbs Road: # M4	P O Box 451	PARCEL 91
Nashville, TN 37215	Clarksville, TN 37041	
(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, **John Spence, joined by his spouse, Angela J. Murphy,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Hicks, a single woman and Carolyn Sharp Hicks, a single woman,** 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, being Unit M-4 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, page 74 as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John Spence by deed recorded as instrument 20030122-0008773, said Register's Office. Angela J. Murphy, spouse of John Spence, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2116 Hobbs Road: # M4, Nashville, TN 37215.**

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 the 5th day of June, 2012.

John Spence by Evelyn Rodgers, attorney-in-fact
John Spence by Evelyn Rodgers, Attorney-in-Fact

Angela J. Murphy by Evelyn Rodgers, Attorney-in-Fact
Angela J. Murphy by Evelyn Rodgers, Attorney-in-Fact

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 **Evelyn Rodgers** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **John Spence and Angela J. Murphy**, as their Attorney in Fact, as the free act and deed of the within named **John Spenceand Angela J. Murphy**.

Witness my hand and official seal this the 5th day of June, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN