BILL GARRETT, Davidson County
Trans:T20120064495 DEEDWARR
Recvd: 08/28/12 15:13 2 pgs
Fees:13.00 Taxes:1609.50
20120828-0077696

Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2012.

Notary Public

My commission expires: 7-8-13

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:
Amy S. Brown	New Owner	
140 Brighton Close		104-13-0F-140.00-CO
Nashville, TN 37205		

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, **ROSS V. HICKEY, III, UNMARRIED, AND CHERYL H. MARTIN, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY S. BROWN, UNMARRIED**, 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. 140 on the Plan of Unit 139 and 140, Brighton Close, Phase II of record in Plat Book 7900, page 810, revising Plat Book 7900, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ross V. Hickey, III and Cheryl H. Martin by Deed from Ross V. Hickey, III. Executor of the Estate of Mivela Johnson Hickey, deceased of record at Instrument No. 20120411-0030973, Register's Office for Davidson County, Tennessee, dated April 05, 2012.

Being the same property conveyed to Ross V. Hickey, Jr. and wife, Mivela J. Hickey by Warranty Deed from William Velez, married of record at Instrument No. 20000913-0091089, Register's Office for Davidson County, Tennessee, dated September 11, 2000. The said Ross V. Hickey, Jr. having since died on March 6, 2007, leaving Mivela J. Hickey as surviving tenant by the entirety. The said Mivela J. Hickey a/k/a Mivela Johnson Hickey having since died on February 18, 2010. Her Last Will and Testament having been probated in the Davidson County, Tennessee Circuit Court under Case No. 10P-316 and said Last Will and Testament having devised the real property to Ross V. Hickey III and Cheryl H. Martin.

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 140 Brighton Close, Nashville, TN 37205.

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 August, 2012.

Ross V. Hickey, III

Cheryl H. Martin

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 Ross V. Hickey, III and Cheryl H. Martin, 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.

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

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

Notary Public

Mickey Martin spouse of Cheryl H. Martin, 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.

Name: MICKEY MARTIN

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 MICKEY MARTIN, 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.

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

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

Notary Public