RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans: T20120091629 DEEDWARR
Recvd: 12/03/12 09:01 2 pgs
Fees: 13.00 Taxes: 1369.00
20121203-0110423

BOX 10-A

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2292140

WARRANTY DEED

THIS INDENTURE is made this the 17 day of November, 2012 by John M. Van Sicklen, Jr., First Parties, for the purpose of conveying the premises described herein to Georgia Martin Adams, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, Lot 4 on the Plan of St. Andrews Place, as of record in Plat ook 6250, Page 909, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Van Sicklen, Jr. by deed recorded as Instrument No. 20060718-0086387, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including the Plan of record in Plat Book 6250, Page 909, which shows an Owner's Certificate, certain notes, easements and setback lines; Sanitary Sewer Easement of record in 20061127-0145857; Storm Water Detention Agreement of record in Book 6737, Page 867; Easement for to Nashville & Davidson Dept of Water and Sewerage Services of record in Book 7175, Page 840 and Book 7175, Page 854; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Book 6856, Page 043, amended in Book 7085, Page 528; Instrument 20120531-0047004 and Instrument 20120531-0047005 and Charter of St. Andrews Place Homeowner's Association, Inc. of record in Book 6882, Page 474 and Book 8627, Page 139, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

John M. Van Sicklen, Jr.

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, John M. Van Sicklen, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 17th day of November, 2012

V. JANET COLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: November 13, 2015

STATE OF _____)
COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in _____ County, this the ____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 370,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 30 day of November, 20 12

NOTARY PUBLIC

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

My Commission Expires:

PROPERTY ADDRESS:
1017 St Andrews Place
Nashville, TN 37204

PARCEL ID: Map 132-I-A Parcel 4.00CO

PROPERTY OWNER/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

Franklin American Mortgage Co
~~501 Corporate Centre Dr #400~~
Franklin, TN 37067

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.