BILL GARRETT, Davidson County
Trans: T20130035613 DEEDWARR
Recvd: 04/30/13 14:39 2 pgs
Fees: 13.00 Taxes: 847.30

20130430-0043126

WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2013

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY WYCKOFF ET-UX	SWBC Mortgage Corporation	082040013.00
(NAME) 1108 N. 6th Street	(NAME) 9311 San Pedro Avenue #100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Aaron Grant and Ashley Grant**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy ~~Wycoff~~ WYCKOFF and Mallory ~~Wycoff~~ WYCKOFF, husband and wife**, 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 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, ★

Being the same property conveyed to Aaron Grant and Ashley Grant by Warranty Deed from Justin Hicks dated June 6, 2012 of record in Instrument No. 20120606-0049248, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Justin Hicks by deed from US BANK NA, IN ITS CAPACITY AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF HOME EQUITY TRUST 2003-4, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2003-4 dated October 21, 2001of record in Instrument No. 20111021-0082171, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to US BANK NA, IN ITS CAPACITY AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF HOME EQUITY TRUST 2003-4, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2003-4 by deed from Vince E. Hersey and Lizzie Ruth Hersey dated April 28, 2011 of record in Instrument No. 20110428-0032512, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1108 N. 6th Street, Nashville, TN 37206

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

★ 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.

are lawfully seized and possessed of said land in fee simple, has 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 **26th** day of **April, 2013**

Aaron Grant

Ashley Grant

STATE OF TENNESSEE
COUNTY OF Davidson

And Ashley Grant

Personally appeared before me, the undersigned authority, **Aaron Grant**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **April, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY