BILL GARRETT, Davidson County
Trans:T20130042216 DEEDWARR
Recvd: 05/21/13 10:10 2 pgs
Fees:13.00 Taxes:601.25

20130521-0051057

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$162,500.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2013.

Notary Public

My commission expires: 9.21.15
(AFFIX SEAL)

MICHELLE HIGHTOWER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 09-21-2015

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laurinda Leigh	US Bank Home Mtg.	**Map 114-08-0-C Parcel 096-00co**
7277 Charlotte Pike #203	1550 American Blvd.	
Nashville, TN 37209	Bloomington MN 55425	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William T. Hitchcock and wife, Renee Fiander Hitchcock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Lynn Vix, unmarried, as to an undivided 50% interest (the "Individual Interest"), and Thomas Craig Vix and wife, Judy Ann Vix, as tenants by the entirety as to an undivided 50% interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship

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:

Being Unit 93 on the Plan of West Park, Phase 2 as established by Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541,as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association, Inc., of record in of record in Instrument No. 20041221-0151636, and further amended in Instrument No. 20050222-0018812, and shown on a plan of West Park, Phase 2 as set out on Exhibit "B" to the Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William T. Hitchcock and wife, Renee Fiander Hitchcock, by Deed from Nathan C. Batson and wife, Tammy R. Batson, of record in Instrument No. 20110712-0053103, Register's Office for DAVIDSON County, Tennessee.

This instrument is being executed on behalf of Renee Fiander Hitchcock, pursuant to a Power of Attorney executed by same on the 8th day of May, 2013, of record in Instrument No. 20130521-0051056, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, and By-Laws of record in Instrument No. 20040304-0024541, and Amendment and Supplement for Phase 2 of record in Instrument No. 20041221-0151636 and as further amended in Instrument No. 20050222-0018812, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **7277 Charlotte Pike #203, Nashville, TN 37209**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is

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 my/our hand(s) this **10th** day of **May, 2013.**

William T. Hitchcock

Renee Fiander Hitchcock by William T. Hitchcock, Attorney-in-Fact
BY WILLS HITCHCOCK
ATTY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William T. Hitchcock,** the within named seller, 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 official seal at Nashville, Tennessee, this **10th** day of **May, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of May, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **William T. Hitchcock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Renee Fiander Hitchcock** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Renee Fiander Hitchcock**, for the purpose therein contained, by signing the name of **Renee Fiander Hitchcock** , by himself as Attorney-in-Fact.

Witness my hand and official seal.

Notary Public

My commission expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.