BILL GARRETT, Davidson County
Trans:T20130066897 DEEDWARR
Recvd: 08/05/13 12:18 2 pgs
Fees:13.00 Taxes:347.80

20130805-0081648

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$94,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF July, 2012.
|
|NOTARY PUBLIC: 3/14/14
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Overbey 224 Manatee Ct Antioch TN 37013	Sun West Mtg Co Inc 18303 Gridley Rd Cerritos, CA 90703	Map 149 09 0 Parcel 102.00

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, we,

Jeremy Hicks, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Regina Overbey

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. 35 on the Plan of Barclay Square, Section 1, as of record in Plat Book 4460, Page 141, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeremy Hicks, by deed from Les Lazarus & Bill Lazarus, dated April 5, 2012, of record in Instrument No. 20120412-0031342 Register's Office for Davidson County, TN.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 224 Manatee Ct, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 30th day of July, 2013.

Jeremy Hicks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jeremy Hicks, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027