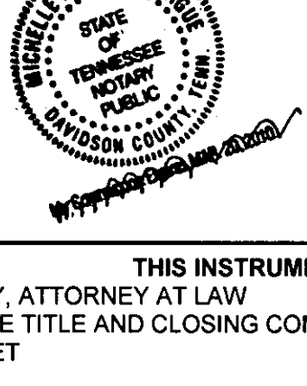
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Angela Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lawrence B. Nicks | People's Home Equity | 07507003800 |
| (NAME) 4431 Andrew Jackson Pkwy | (NAME) 150 N. Seven Oaks | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Knoxville TN 37922 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130085602 DEEDWARR
Recvd: 10/03/13 12:19 2 pgs
Fees:13.00 Taxes:495.80
20131003-0103967

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, James A. Cayton, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence B. Nicks and Amanda Nicks, Husband and Wife , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 81, on the Plan of Tulip Grove, Section 2, of record in Plat Book 3700, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James A. Cayton, married, by Warranty Deed dated August 18, 1995, from Advantage Partners, Inc., of record in Book 9769, Page 782, Register's Office for Davidson County, Tennessee. Further conveyed to James A. Cayton, unmarried, by Quitclaim Deed dated February 10, 1999, from James A. Cayton and Candy F. Cayton, formerly husband and wife, of record in Book 11349, Page 736, Register's Office for Davidson County, Tennessee, and Affidavit of record in Instrument No. 20120319-0023321, ~~said Register's Office and further being conveyed by Quitclaim Deed dated September 13, 2013, to James A. Cayton, from Candy F. Cayton, of record in Instrument No. _____~~, Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF TULIP GROVE, SECTION 2, OF RECORD IN PLAT BOOK 3700, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.**

unimproved ☐

This is improved ☑ property, known as 4431 Andrew Jackson Parkway, Hermitage, TN 37076
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 this 16th day of September, 2013.

James A. Cayton

STATE OF TENNESSEE

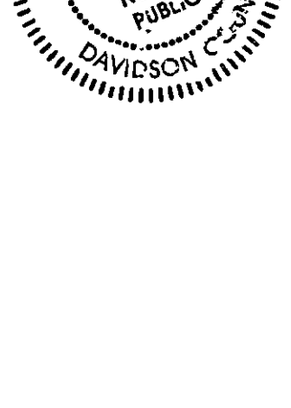
COUNTY OF DAVIDSON

On this 16th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James A. Cayton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Notary Public,




Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115