BILL GARRETT, Davidson County
Trans:T20140015695 DEEDWARR
Recvd: 03/07/14 10:50 2 pgs
Fees:13.00 Taxes:549.45

20140307-0019317

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $148,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2014.

Notary Public
My commission expires: 11-22-2014

04-1402-55013

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandon N. Hicks	Pinnacle Bank	134-02-0-004.00
633 Vinson Dr.	150 3rd Avenue South, Suite 900	
Nashville TN 37217	Nashville, TN. 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Brian Williams, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandon N. Hicks and Jennifer W. Hicks, husband and wife, hereinafter called the Grantees, their successors 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. 53, on the Plan of Section I, Curreywood Acres, of record in Book 2133, Page 109-110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Brian Williams by deed from Kirk D. Farrell and Brenda J. Rosen, dated October 30, 2003, recorded November 6, 2003, of record in Instrument No. 20031106-0162753, Register's Office for Davidson County, Tennessee.

Tyka Williams, wife of James Brian Williams, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 633 Vinson Dr., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 3rd day of March, 2014.

X _____
James Brian Williams

X _____
Tyka Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Brian Williams and Tyka Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 3rd day of March, 2014.

X _____
Rachelle Caudill
State of Tennessee at Large

My Commission expires 09/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY