WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1404 00010

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2014.

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thelma Lynn Fick	Farmington Mortgage	Parcel ID:
621 Templewood Court	2002 Richard Jones Rd.; Ste 300A	09611007400
Nashville, TN 37214	Nashville, TN 37215	

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

Steve D. Tice, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Thelma Lynn Fick , a single woman
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. 801, on the Plan of Cloverhill, Section X, of record in Plat Book 2331, Page 57, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Steve D. Tice, unmarried, by deed from Rachel Kay Dillingham, unmarried, of record in Instrument 20050708-0079250, said Register's Office, dated June 28, 2005.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 57, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6165, Page 673, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 621 Templewood Court, Nashville, TN 37214

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 this 9th day of May, 2014.

Steve D. Tice

BILL GARRETT, Davidson County
Trans:T20140032607 DEEDWARR
Recvd: 05/12/14 10:15 2 pgs
Fees:13.00 Taxes:376.29
20140512-0040269

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve D. Tice, 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 9th day of May, 2014.

My Commission Expires: 8/23/16

Notary Public

