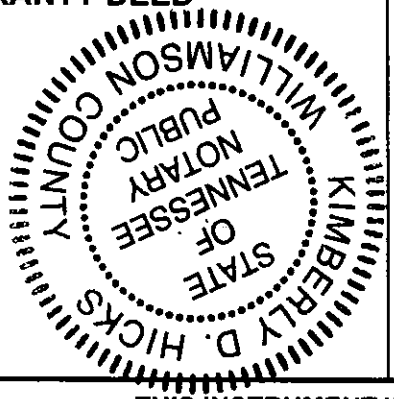
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Gregory Sikes and Denise Smith Sikes, as Co-Trustees of the Sikes Community Property Trust under agreement dated February 24, 2014	NEW OWNER	116-16-0-F 001.00CO
(NAME)	(NAME)	
4015a Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140033926 DEEDWARR
Recvd: 05/15/14 12:14 2 pgs
Fees:13.00 Taxes:3274.50
20140515-0041792

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **H. Preston Ingram Jr. and Dale Davenport**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Gregory Sikes and Denise Smith Sikes, as Co-Trustees of the Sikes Community Property Trust under agreement dated February 24, 2014**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. A, on the plan of Evergreen Townhomes, a Condominium, filed as Exhibit to and established by Declaration of Evergreen Townhomes, a Condominium, of record in Instrument No. 20120209-0011735, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Warranty Deed dated 10/06/2011 from Evelyn S. Lunsford, widow and E. Steven Lunsford, married, as tenants in common with right of survivorship of record in Instrument 201110070078162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. Preston Ingram Jr. and Dale Davenport by Warranty Deed dated 08/05/2013 from Aubrey B. Harwell, Jr., Trustee of record in Instrument 201308080083366, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plan Book 1130, Page 19, said Register's Office.
Declaration of Evergreen Townhomes, a Condominium of record in Instrument 201202090011735, said Register's Office.

County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4015a Estes Road, Nashville, TN 37215

(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 7th day of May, 2014.

H. Preston Ingram Jr.

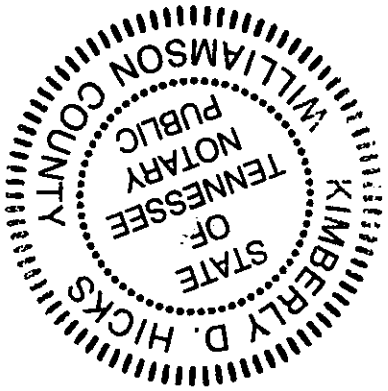
Dale Davenport

State of Tennessee
County of Williamson

Personally appeared before me H. Preston Ingram Jr. and Dale Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of May, 2014.

Kimberly D. Hicks
Notary Public
My Commission Expires: 3-25-18



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027