NEW OWNER:

Jeremy Eves
4619 Shys Hill Road
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0603

Map 092 Group 02-0 Parcel 263.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140061653 DEEDWARR
Recvd: 08/20/14 13:39 3 pgs
Fees:18.00 Taxes:159.10
20140820-0075846

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-Three Thousand and 00/100 Dollars ($43,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANTOINETTE HICKS, unmarried, and GARY A. HICKS AND STACY S. ADAMS** ("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **JEREMY EVES** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

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

Being Lot No. 216, Block 11, on the Map of Heffernan Place, of record in Plat Book 161, Page 138, Register's Office for said County.

Said Lot fronts 50 feet on the north side of Eden Street or Avenue and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Gary Wayne Hicks, by Warranty Deed from Emmett Hicks and wife, Ruby Lee Hicks, dated March 3, 1980, and of record in Book 5574, Page 983, Register's Office for Davidson County, Tennessee. Gary Wayne Hicks passed away on October 6, 2010, having remained married to Antoinette Hicks, without intervening divorce or legal separation from time of acquisition until his death. Further, Antoinette Hicks was duly appointed Executrix of the The Estate of Gary Wayne Hicks, as evidenced in the Probate Court for Davidson County, Tennessee, Case No. 96P1428, September 6, 1996. Gary W. Hicks passed away without a Will and his interest in the above described property passed to Antoinette Hicks, Gary A. Hicks and Stacy S. Adams by the laws of Intestate Succession. The Estate was closed by Order on October 18, 2000.

This is IMPROVED property known as 2614 Eden Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and

improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of August, 2014.

Stacy S. Adams
STACY S. ADAMS

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, STACY S. ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 13th day of August, 2014.

Donna W Curry
NOTARY PUBLIC

My commission expires: My commission expires February 22, 2015

DONNA W CURRY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY

See Additional Signatures on Page 3

ANTOINETTE HICKS

GARY A. HICKS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANTOINETTE HICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 12th day of **August, 2014.**

NOTARY PUBLIC

My commission expires: 9/11/17

CHRIS PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GARY A. HICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 12th day of **August, 2014.**

NOTARY PUBLIC

My commission expires: 9/11/17

CHRIS PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **43,000.00** .

AFFIANT

Sworn to and subscribed to before me 12th day of **August, 2014.**

NOTARY PUBLIC

My commission expires: 9/11/17

CHRIS PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY