WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079887 DEEDWARR
Recvd: 10/23/14 10:19 2 pgs
Fees:13.00 Taxes:1935.10
20141023-0097781

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lucas Ross Smith and Melissa Peterson Smith	First State Bank	083-02-0-157.00
(NAME)	(NAME)	
311 Chapel Avenue	480 Oil Well Rd, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jackson, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, GABRIEL D. WICKS AND WIFE, MEGAN SICLARI WICKS, AS TENANTS BY THE ENTIRETIES**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCAS ROSS SMITH AND MELISSA PETERSON SMITH, HUSBAND AND WIFE**, 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 part of Lot No. 12 of Block "B" on the Plan of Weakley Place, as of record in Plat Book 161 page 131, said Registers Office and being part of Lot No. 3 on the Plan of the unrecorded subdivision of said Lot No. 12 as described according to a survey by John Kohl, dated August 27, 1985 and according to a survey by Campbell Surveying, License No. 665, 2424 21st Avenue South, Nashville, TN 37212, dated July 6, 1993, and being more particularly described as follows:

Said property fronts 153.6 feet, more or less, on the southerly margin of Sharpe Avenue and extends back 144.5 feet on the westerly line and 72 feet on the easterly line to a broken line which measures 192.5 feet, more or less.

Being the same property conveyed to GABRIEL D. WICKS, AN UNMARRIED MAN, by deed from VICTORIA D. STURGEON, UNMARRIED, of record as Instrument No. 20090812-0075921, dated August 10, 2009, said Register's Office. Then being further conveyed to GABRIEL D. WICKS AND WIFE, MEGAN SICLARI WICKS, AS TENANTS BY THE ENTIRETIES, by Quitclaim Deed from GABRIEL D. WICKS, of record as Instrument No. 20110408-0027284, dated April 7, 2011, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	311 Chapel Avenue		Nashville, TN 37206		
		(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 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 our hands this 17 day of October, 2014.

Gabriel D. Wicks

Megan Siclari Wicks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Gabriel D. Wicks and Megan Siclari Wicks, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of October, 2014.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public