# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086378 DEEDWARR
Recvd: 11/17/14 10:47 2 pgs
Fees:13.00 Taxes:2669.55
20141117-0105758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $721,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/08/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John J. Gibbons | SWBC Mortgage Corporation | |
| (NAME) | (NAME) | |
| 5111 Franklin Rd. | 9311 San Pedro Avenue, Ste 100 | 146-14-0-035.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **C. HUGH HICKS AND WIFE, RHONDA R. HICKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN GIBBONS AND WIFE, AMY MONTGOMERY,** 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 12, SECTION 1, FOREST ACRES (ERRONEOUSLY REFERRED TO AS FORREST ACRES IN DEED OF ACQUISITION), as shown on plat of record in Plat Book 1130, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to C. Hugh Hicks and wife, Rhonda R. Hicks by Warranty Deed from Delila K. Vassar, unmarried, recorded on the 28th day of February, 2012 in Instrument No. 20120228-0016977, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1130, Page(s) 104, said Register's Office; and (c) restrictive covenants of record in Book 1540, Page 426, said Register's Office; (d) agreement for dedication of easement for water mains and appurtenances as set forth in instrument recorded in Book 5258, Page 93, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5111 Franklin Rd., Nashville, TN 37220

(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 12th day of November, 2014.

C. Hugh Hicks

Rhonda R. Hicks

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 C. Hugh Hicks and Rhonda R. Hicks, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015