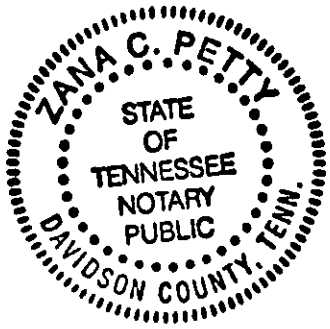


STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $119,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of March, 2015.

NOTARY PUBLIC

My Commission expires: 7.2.18

BILL GARRETT, Davidson County
Trans:T20150018881 DEEDWARR
Recvd: 03/16/15 13:42 2 pgs
Fees:13.00 Taxes:440.30
20150316-0022332

THIS INSTRUMENT PREPARED BY

Birthright Title & Escrow, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Adam Bickers and Emily Bickers	Volunteer Mortgage, Inc.	08607001400
(NAME)	(NAME)	
1012 Jacksons Valley Road	One Vantage Way, Ste. E240	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Morgan O'Neill fka Morgan Sulcer and Brian O'Neill, wife and husband** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Adam Bickers and wife, Emily Bickers** hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Phase I, Section One, Jackson's Retreat, as of record in Plat Book 5200, Page 286, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Morgan Sulcer, an unmarried woman by deed from Bill Reeves and wife, Amanda Reeves of record in Instrument No. 20090915-0086227, Register's Office of Davidson County, Tennessee. The said Morgan Sulcer having since married and is now known as Morgan O'Neill.

2015 property taxes a lien, not yet due and payable.

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors

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 11th day of March, 2015.

Morgan O'Neill

Brian O'Neill

STATE OF TENNESSEE }
COUNTY OF WILSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Morgan O'Neill and Brian O'Neill, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of March, 2015.

Notary Public
My commission expires: 2/11/2019

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY