WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029176 DEEDWARR
Recvd: 04/17/15 14:32 2 pgs
Fees:13.00 Taxes:666.00

20150417-0034427

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBANKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Theodore Nathan Mickle and Sarah Mickle	Hancock Mortgage Partners, LLC	061-16-0-356.00
(NAME)	(NAME)	
1248 Sunnymeade Drive	One Sugar Creek Circle, Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Sugar Land, TX 77478	
(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 **I, PAUL EDWARD MARTIN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE NATHAN MICKLE AND SARAH MICKELE, 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 Lot No. 41 and Southerly 20 feet of Lot 40, Block A, on the Plan of Sunnymeade, as shown on the Plat of record in Plat Book 974, pages 56 and 57 in the Register's Office of Davidson County, Tennessee, said lot and part of said lot adjoin and front together 70 feet on the southerly side of Sunnymeade Drive, and extends back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to PAUL EDWARD MARTIN, by deed from REGINALD PATRICK GRISHAM, of record as Instrument No. 20150223-0015505, dated February 13, 2015, said Register's Office.

The subject property is neither the primary/marital residence of Grantor nor his spouse or any dependents.

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	1248 Sunnymeade Drive		Nashville, TN		
		(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 14 day of April, 2015.

Paul Edward Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Paul Edward Martin**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of April, 2015.

Notary Public

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018