Davidson County DEEDWARR
Recvd: 05/05/15 14:50 3 pgs
Fees:18.00 Taxes:518.00
20150505-0041019

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Tamra Hicks, et vir
735 Tulip Grove Road, #221
Hermitage, TN 37067

SEND TAX BILL TO:
Farmington Mortgage, a div of
Capstar Bank
2002 Richard Jones Road, Ste 300A
Nashville, TN 37215

MORTGAGEE:
Tamra Hicks and James Hicks

Map/Parcel:
75-12-F-72.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Lynne O'Neal, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Tamra Hicks and James Hicks, wife and husband,** 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:

Being a certain townhouse unit situated in Davidson County, Tennessee, being Unit No. 221, also known as Tax Parcel 72 on the Plan of Tulip Cove Townhomes, Phase 1, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions as of record in Instrument #20050525-0059119, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary Lynne O'Neal, unmarried, by Warranty Deed from Glen E. Dishman and Vickie L. Dishman, husband and wife, dated August 18, 2008, recorded August 22, 2008, of record in Instrument #20080822-0086279, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances of record.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **735 Tulip Grove Road, #221, Hermitage, Tennessee 37076.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 MY HAND, this the **1st** day of **May, 2015.**

Mary Lynne O'Neal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Lynne O'Neal, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of May, 2015.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

Ashley Reiss
AFFIANT

Subscribed and sworn to before me on this 1st day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 6-5-16
File #15040013

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

