Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1504122

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Subscribed and sworn to before me, this 5th day of May, 2015.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Justin D. Ford and Allessandra A. Ford	New Owner	173160A21500
3932 Stephen Ridge Way		
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anthony L. Hicks and Mendy A. Hicks, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Justin D. Ford and Allessandra A. Ford, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Hidden Creek, Phase 4, Section 1, of record in Doc. No. 20050714-0081682, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anthony L. Hicks and Mendy A. Hicks, husband and wife, by Warranty Deed from Beazer Homes Corporation, a Tennessee Corporation, dated September 8, 2006, of record in Instrument No. 20060913-0113358, Register's Office of Davidson, County, TN

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ✓ improved ___unimproved property known as 3932 Stephen Ridge Way, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150035550 DEEDWARR
Recvd: 05/08/15 08:31 2 pgs
Fees:13.00 Taxes:721.50
20150508-0042045

WITNESS my hand this 5th day of May, 2015.

Anthony L. 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 Anthony L. Hicks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 5th day of May, 2015.

Notary Public at Large
My Commission Expires: 10/24/17

WITNESS my hand this 5th day of May, 2015.

Mendy A. Hicks

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mendy A. Hicks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 5th day of May, 2015.

Notary Public at Large
My Commission Expires: 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY