STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20160038586 DEEDWARR
Recvd: 05/09/16 15:26 2 pgs
Fees:13.00 Taxes:1036.00
20160509-0045989

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Meredith Maley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2016.

Notary Public
MY COMMISSION EXPIRES: 8·23·2016
File No. G16-4375D

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sean Kice and Erin Kice, husband and wife (NAME)	MORTGAGE INVESTORS GROUP (NAME)	08312011200
2435 Eastland Avenue (STREET ADDRESS)	8320 E. WALKER SPRINGS LN. #200 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	KNOXVILLE, TN 37923 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Betty J. Hicks, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Kice and Erin Kice, 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. 203 on the plan of SECTION FOUR, EASTLAND ACRES, as shown by plat of record in Plat Book 2331, Page 94, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Calvin E. Hicks and wife, Betty J. Hicks from Peggy Rose Evans and husband, Wayne Evans, and Lovell Rose Donelson and husband, Robert T. Donelson, by Deed dated April 22, 1972, in Book 4599, Page 92, in the Register's Office for Davidson County, Tennessee. The said Calvin E. Hicks having since died leaving the subject property vested in Betty J. Hicks as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2490, page 90, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 94, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2435 Eastland Avenue, Nashville, TN 37206.

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. Whenever 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/our hand(s) this 4th day of May, 2016.

Betty J. Hicks

Betty J. Hicks

May 04, 2016

Date

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 Betty J. Hicks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of May, 2016.

My Commission Expires: 5/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066