WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/07 10:11 2 pgs
Fees:13.00 Taxes:555.00

20070925-0114123

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Dwight Geer	T. Dwight Geer	53-16-174.00
(NAME)	(NAME)	
508 Wilma Court	508 Wilma Court	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE,

Amy L. Hicks, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

T. Dwight Geer,

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. 43 on the Plan of King Court, Section Three, of record in Plat Book 7900, Page 958, amended in Book 9708, Page 522, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Amy L. Hicks, an unmarried person by Deed from Melissa M. Sullivan, (formerly known as Melissa B. Morazzi) and husband, Kevin Sullivan, dated March 13, 2003 of record in Instrument Number 20030314-0034499, Register's Office for Davidson County, Tennessee.

Jeffrey York, spouse of Amy Hicks, hereby joins in this conveyance solely to convey any and all right, title and interest he may have in the above referenced property, including by not limited to marital rights.

This property is conveyed subject to: (1) 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 governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 508 Wilma Court, Old Hickory, TN 37138
(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 my hand this ~~21st~~ 20th day of September, 2007.

Amy L. Hicks

Jeffrey York

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this ~~21st~~ 20th day of September, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Amy L. Hicks, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 21st day of September, 2007.

Commission expires: 1-20-2009

Lauren M Rickels

Notary Public



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this ~~21st~~ 20th day of September, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey York, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 21st day of September, 2007.

Commission expires: 1-20-2009

Lauren M Rickels

Notary Public

