WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 350,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30th** DAY OF **May, 2008** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

RECORD & RETURN TO:
VICTORY TITLE & ESCROW
695 President Place, Suite 203
Smyrna, TN 37167
VT0805003O3

Davidson County DEEDWARR
Recvd: 06/03/08 13:48 2 pgs
Fees:13.00 Taxes:1295.00
20080603-0056579

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Ikard, Jr. and Margaret Burnett Ikard	Renasant Bank	**115-06-0-030.00**
(NAME) **6520 Pennywell Drive**	(NAME) 3900 Alt. 19 North	
(ADDRESS) **Nashville,TN 37205**	(ADDRESS) Palm Harbor, FL 34683	
(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, **Margaret R. Nicklas Living Trust dated 3/28/06,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert W. Ikard, Jr. and wife, Margaret Burnett Ikard,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 136, SECTION 7, WEST MEADE ESTATES, as shown on plat of record in Plat Book 3106, Page 150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robert J. Greenler and wife, Ramona A. Greenler to Charles E. Nicklas and wife, Margaret R. Nicklas as recorded on the 28th day of June, 1966 in Book 4030, Page 503; also by Quitclaim Deed from Charles E. Nicklas to Margaret R. Nicklas as recorded on the 29th day of March, 2006 in Instrument No. 20060329-0035592; and by Quitclaim Deed from Margaret R. Nicklas to Margaret R. Nicklas, Trustee of the Margaret R. Nicklas Living Trust dated March 28, 2006 as recorded on the 30th day of March, 2006 in Instrument No. 20060330-0036110, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6520 Pennywell Drive, Nashville, TN 37205**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **May, 2008.**

Margaret R. Nicklas Living Trust dated 3/30/06

Margaret R. Nicklas

Margaret R. Nicklas, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Margaret R. Nicklas, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Trustee of the Margaret R. Nicklas Living Trust dated 3/28/06, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Margaret R. Nicklas Living Trust dated 3/28/06.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 30th day of May, 2008.

Tabatha Edwards
NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011

MY COMMISSION EXPIRES: _____