File No. 100831

# WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

BILL GARRETT, Davidson County
Trans:T20110005139 DEEDWARR
Recvd: 01/26/11 12:14 2 pgs
Fees:13.00 Taxes:625.30
20110126-0007222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lindsey N. Hager | F & M Bank | 173 15 0A 119.00 CO |
| (NAME) | (NAME) | |
| 1285 Bending Creek Drive | 50 Franklin Street | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Clarksville, TN 37040 | |
| (CITY) (STATE) (ZIP) | (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 HEREBY ACKNOWLEDGED, WE, Howard Hicks and wife, Debbie Hicks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lindsey N. Hager, a single person and Charles W. Hager, a married man, 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 Number 119 on the Final Plat of Mill Run Subdivision, Phase 2, as of record in Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Howard Hicks and wife, Debbie Hicks by deed from Secretary of Housing and Urban Development, of Washington, D.C., dated February 19, 2010 and recorded on February 24, 2010 in Instrument No. 20100224-0014173, Register's Office, Davidson County, Tennessee.

Subject to the plan of record in Instrument No. 20011009-0109754, said Register's Office.

Declaration of Easements, Covenants, Conditions and Restrictions for Mill Run of record in Book 11675, page 472, as amended in Instrument No. 20000215-0015152 and Instrument No. 20021121-0144876, said Register's Office.

Subject to By-Laws of Mill Run Homeowners Association of record in Book 11675, page 497, said Register's Office.

Subject to charter and articles of homeowners association of record in Instrument No. 19991207-0300674, said Register's Office.

Subject to conveyance of open spaces and common areas of record in Instrument No. 20000217-0016180 and Instrument No. 20010608-0060668, Instrument No. 20011009-0109754 and Instrument No. 20011219-0139981, said Register's Office.

Subject to transmission line easement of record in Book 3933, page 359, said Register's Office.

Subject to an easement of record in Book 10448, page 188 and Instrument No. 20011024-0116286, said Register's Office.

Subject to landscape agreement of record in Instrument No. 20010405-0033587, said Register's Office.

Subject to storm water detention agreement of record in Instrument No. 20010405-0033586, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1285 Bending Creek Drive, Antioch, TN 37013

(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.

File No. 100831

Witness our hands this 18th day of January, 2011.

Howard Hicks by Debbie Hicks Attorney In Fact
Howard Hicks

Debbie Hicks
Debbie Hicks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbie Hicks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January, 2011.

Commission expires: 12/8/13

Notary Public

REBECCA L. LOREE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbie Hicks, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Howard Hicks and that she is authorized by Howard Hicks to execute this instrument on his behalf.

WITNESS my hand and official seal, this 18th day of January, 2011.

NOTARY PUBLIC
My Commission Expires: 12/8/13

REBECCA L. LOREE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY