WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,900.00

x Charlotte E. Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2013.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 08, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlotte E. Snider	Charlotte E. Snider	02602002200
(NAME)	(NAME)	
501 Hanover Court	501 Hanover Court	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Theron F. Hicks and Lucy M. Hicks, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLOTTE E. SNIDER, HEREINAFTER CALLED THE GRANTEE, HER 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. 340 on the Plan of Windsor Green, Phase 2, Section 3, as of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Theron F. Hicks and wife, Lucy M. Hicks by Warranty Deed from John Edward Winfree and wife, Linda P. Winfree which deed is dated May 30, 2000 and recorded May 31, 2000 as Instrument No. 200005310054098, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF WINDSOR GREEN, PHASE 2, SECTION 3, OF RECORD IN PLAT BOOK 6900, PAGE 845, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE; FURTHER SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WINDSOR GREEN OF RECORD IN BOOK 6406, PAGE 929 BY BY-LAWS OF SAME OF RECORD IN BOOK 6406, PAGE 942, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 6117, PAGE 290, SAID REGISTER'S OFFICE AND SUBJECT TO EASEMENTS OF RECORD IN FAVOR OF MADISON SUBURBAN UTILITY DISTRICT.

unimproved ☐

This is improved ☑ property, known as 501 Hanover Court, Goodlettsville, TN 37072
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 15th day of April, 2013.

BILL GARRETT, Davidson County
Trans:T20130031482 DEEDWARR
Recvd: 04/17/13 10:12 2 pgs
Fees:13.00 Taxes:691.53

20130417-0038218

Theron F. Hicks

Lucy M. Hicks

STATE OF TENNESSEE

COUNTY OF Davidson

*wife

On this 15th day of April, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Theron F. Hicks and* Lucy M. Hicks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115