WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130060852 DEEDWARR
Recvd: 07/17/13 11:33 2 pgs
Fees:13.00 Taxes:303.40
20130717-0073869

TAHIRA J. PYSOVA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 20, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-29-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Black	Ronald J. Black	162-09-A-99.00 CO
(NAME)	(NAME)	
5510 Country Drive #99	5510 Country Drive #99	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Allan W. Hicks and wife, Suzan R. Hicks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald J. Black, an unmarried 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 Townhouse No. 99, Building No. 18, in a Horizontal Property Regime as shown on the plan of Hickory Valley Condominiums, Phase 2, a Condominium Apartment, of record in Plat Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Allan W. Hicks and wife, Suzan R. Hicks, by deed of record in Instrument Number 20040901-0105718 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hickory Valley Condominiums of record in Plat Book 4460, page 133, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 4521, Page 574, Book 4659, Page 32, Book 4937, Page 429, Book 5001, Page 394, Register's Office for Davidson County, Tennessee. Easements of record in Book 4842, Page 979, Book 5606, Page 663, Book 7497, Page 740, Register's Office for Davidson County, Tennessee. Charter of Hickory Valley Condominium HOA of record in Book 7980, page 470, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5510 Country Drive #99, Nashville, TN 37211

(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 our hands this 15th day of July, 2013.

Allan W. Hicks by Jack Brice Medlin, Attorney-in-Fact

Suzan R. Hicks by Jack Brice Medlin, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of July 2013 before me personally appeared Jack Brice Medlin, the person who executed the foregoing instrument on behalf of Allan W. Hicks and Suzan R. Hicks, and acknowledged that he executed the same as the free act and deed of the said Allan W. Hicks and Suzan R. Hicks, through Power of Attorney granted July 3, 2013 by the said Allan W. Hicks and Suzan R. Hicks.

Witness my hand and official seal at Franklin, Tennessee this 15th day of July, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017