BILL GARRETT, Davidson County
Trans:T20130094920 DEEDWARR
Recvd: 11/06/13 12:55 2 pgs
Fees:13.00 Taxes:310.43
20131106-0115222

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00

Melissa Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/12/13

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY THOMAS SIDWELL

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17237

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa A. Hill	Melissa A. Hill	162-01-OC-088.00
(NAME)	(NAME)	
470 Hickory Glade Drive	470 Hickory Glade Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4082	Antioch, TN 37013-4082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tiffany Clark Hicks, married** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melissa A. Hill, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 88 on the Site Plan of Hickory Glade, Phase 2, as of record in Plat Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shante Guy, unmarried by Deed from Cherlynn M. Cooper, unmarried, dated 05/27/2005 and filed for record on 06/03/2005 in Instrument 200506030063220, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Scrivener's Affidavit in Instrument 200612140154447, said Register's Office. Being the same property conveyed to Mark and JoAnne King by Deed from Shellie Wallace, Successor Trustee, dated 11/10/2009 and filed for record on 11/17/2009 in Instrument 200911170105878, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffany Clark, an unmarried woman by Deed from Mark King and JoAnne King, husband and wife, dated 06/18/2010 and filed for record on 06/23/2010 in Instrument 201006230048900, Register's Office for Davidson County, Tennessee. Tiffany Clark is now married and known as Tiffany Clark Hicks.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 6250, Page 888, Plat Book 6900, Page 41, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6824, Page 929, rerecorded in Book 6898, Page 896, as amended of record in Book 6824, Page 952, Book 6898, Page 919, Book 6898, Page 920, Book 6957, Page 473 and Instrument 200312230182416, said Register's Office. Appointment of Successor Trustee of record in Book 11443, Page 625, said Register's Office.
By-Laws of record in Book 6878, Page 390, said Register's Office. Said By-Laws were amended of record in Book 10697, Page 182, said Register's Office.

Charter of record in Book 6845, Page 780, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7260, Page 72, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 470 Hickory Glade Drive, Antioch, TN 37013-4082
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 1st day of November, 2013.

Tiffany Clark Hicks

Joshua A. Hicks*

*Joshua A. Hicks, husband of Tiffany Clark Hicks, joins in this instrument to convey any and all interest he has in said property.

State of Tennessee
County of Williamson

Personally appeared before me Tiffany Clark Hicks and Joshua A. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of November, 2013.

Notary Public
My Commission Expires: 11/6/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027