WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046215 DEEDWARR
Recvd: 06/30/14 10:21 2 pgs
Fees:13.00 Taxes:1034.90
20140630-0056947

File No.: AGL-14-904

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,702.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2014

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magness Group, Inc.	NEW OWNER	118-01-0-361.00
(NAME) 2814 12th Ave. So., Ste. 204	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, I/WE, **TAMMY HICKERSON BROOKS AND MICHAEL D. HICKERSON AND ROBERT E. HICKERSON, THE SURVIVING BENEFICIARIES UNDER THE LAST WILL AND TESTAMENT OF THELMA LOUISE HICKERSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS GROUP, INC.**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 22, W. D. GALE'S KIRKWOOD ADDITION, as shown on plat of record in Plat Book 332, Page 76, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

For reference: Said Lot 22 fronts 50 feet on the northly side of Knox Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jim Wade Hickerson and wife Thelma Louise Hickerson by Warranty Deed from William E. Kehnle and wife, Helen M. Kehnle, dated May 13, 1966, as recorded May 22, 1966 in Deed Book 4018, Page 450, in the Register's Office for Davidson County, Tennessee. Jim Wade Hickerson died February 4, 1985. Thelma Louise Hickerson died October 6, 2000, devising and bequeathing subject property to Reginald Hickerson, Michael D. Hickerson, Robert E. Hickerson, Tammy Hickerson Brooks and Mattie Hickerson, by Last Will and Testament of Thelma Louise Hickerson (Not Probated), recorded January 2, 2002 in Instrument No. 20020102-0000245, in the Register's Office of Davidson County, Tennessee.

Reginald Hickerson died July 31, 2011, intestate, unmarried, and with no surviving offspring. His interest in subject property transfers to his Heirs-at-Law, Michael D. Hickerson, Robert E. Hickerson, Tammy Hickerson Brooks and Mattie Hickerson. Reference is hereby made to Affidavits of Heirship recorded in Instrument Numbers 20140630-0056943 and 20140630-0056944, in the Register's Office for Davidson County, Tennessee.

Mattie Hickerson died April 1, 2013, intestate and widowed. Her interest in subject property transfers to her Heirs-at-Law, Michael D. Hickerson, Robert E. Hickerson, Tammy Hickerson Brooks. Reference is hereby made to

Affidavits of Heirship recorded in Instrument Numbers 20140630-0056945 and 20140630-0056946, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 904 Knox Avenue, Nashville, TN 37204
(House Number) (Street) (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 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 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/our hand(s) this 26th day of June, 2014.

Tammy Hickerson Brooks

Michael D. Hickerson

Robert E. Hickerson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy Hickerson Brooks, Michael D. Hickerson, and Robert E. Hickerson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2014.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.