8713
box13

WARRANTY DEED

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:
(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
James Hicks	FirstBank	25-12-14
(NAME)	(NAME)	
727 North Dickerson Pike	3500 Blue Lake Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35243	
(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, Link's Business Group, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Hicks and wife Kelly Hicks, 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 known as Lots Nos. 11, 12 and 113 on the unrecorded map of the Lily Bell Farm, and described according to a copy of a survey thereof made July 1, 1940, by S.M. McMurray, Surveyor, as follows: Beginning at a point in the westerly margin of the Dickerson Pike at the corner of Lots Nos. 10 and 11; thence with the line between said Lots, westerly 880 feet, more or less, to a point, thence southerly, along the westerly lines of Lots Nos. 11, 12 and 13, south 18 deg. 55' west 506 feet to the north line of the Binkley property, being the southwest corner of Lot No. 13; thence with the south line of the same, south 87 deg. East 900 feet to the westerly margin of the Dickerson Pike, thence with the margin of the same, northerly 349.5 feet to the beginning.

Being the same property conveyed to Link's Business Group, Inc, by deed of record in Instrument No. 20140320-0023202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 727 North Dickerson Pike, 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 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.

BILL GARRETT, Davidson County
Trans:T20140064657 DEEDWARR
Recvd: 09/02/14 09:27 2 pgs
Fees:13.00 Taxes:647.50
20140902-0079501

Witness my hand this 28th day of August, 2014.

Link's Business Group, Inc.

By: Jack Link

Link's Business Group, Inc.

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack Link with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Link's Business Group, Inc. and that he/she as such President executed the foregoing instrument for the purposes therein contained by signing the name of Link's Business Group Inc by himself as President.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of August, 2014.

Commission expires:

Notary Public

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018