(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

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
K. Thomas Sidwell, LLC	NEW OWNER	131-05-0-B 304.00CO
(NAME)	(NAME)	
121 First Avenue South, Suite 200		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140071171 DEEDWARR
Recvd: 09/23/14 12:22 4 pgs
Fees:23.00 Taxes:407.00

20140923-0087283

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, **Cheryl Martin, Administrator of the Estate of Ross Van Hickey, III**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **K. Thomas Sidwell, LLC**, 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:

Located in Davidson County, Tennessee, being Unit No. 304, on the plan of Four Seasons Condominium, filed as Exhibit D to and established by Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Registers Office of Davidson County, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ross V. Hickey, III by Quit Claim Deed dated 04/23/2010 from Ross V. Hickey, III, Executor of the Estate of Mivela Johnson Hickey, deceased of record in Instrument 201004260031540, Register's Office for Davidson County, Tennessee. Ross V. Hickey, III now deceased on March 2, 2014. Order approving the sale by Probate Court, Davidson County, Tennessee, Docket No. 14P772. See Attached Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 5050, Page 30, said Register's Office.
Master Deed of record in Book 6841, Page 349, said Register's Office. Said Master Deed was amended of record in Book 6847, Page 122, said Register's Office.
Deed of Conveyance of record in Book 5271, Page 430, said Register's Office.
Easement Agreement of record in Book 6869, Page 157, said Register's Office.
Consent to Easement Agreement of record in Book 6869, Page 162, said Register's Office. Rerecorded Consent to Easement Agreement of record in Book 6870, Page 966, said Register's Office.
Easement Agreement of record in Book 7776, Page 899, said Register's Office.
Easement of record in Instrument 200109120099679, said Register's Office.

Grant of Easement of record in Instrument 201205210043888, said Register's Office.
Charter of Owners Association of record in Book 6855, Page 917, said Register's Office. Charter Amendment of record in Book 8176, Page 697, 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 304 Summit Ridge Circle, Nashville, TN 37215
(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 17th day of September, 2014.

Cheryl Martin

Cheryl Martin, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cheryl Martin**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Administrator of the Estate of Ross Van Hickey, III** and is authorized by the Probate Court Order Docket No. 14P772 to execute this instrument.

Witness my hand and seal this 17th day of September, 2014.

Kimberly D. Hicks

Notary Public
My Commission Expires: 3-25-18



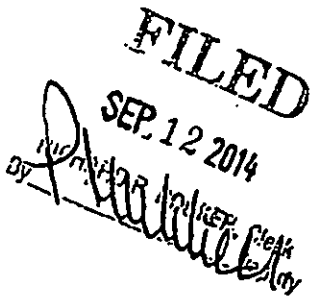
RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

EXHIBIT A

IN THE SEVENTH CIRCUIT COURT

FOR DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)



IN RE:	)	
	)	
ESTATE OF	)	
ROSS VAN HICKEY III,	)	**DOCKET NO. 14P772**
	)	
Deceased.	)	

ORDER APPROVING CONTRACT FOR SALE AND SALE PRICE OF REAL PROPERTY

This cause came before the Court on the 12th day of September, 2014, upon the Motion for Approval of Contract for Sale and Sale Price of Real Property filed by Cheryl Martin, the Administrator of the Estate of Ross Van Hickey III (the "Petitioner").

Upon consideration of the motion, the attachments, argument of counsel, and the entire record, the Court finds the sale of the property for the terms stated in the proposed Purchase and Sale Agreement and Amendment to the Purchase and Sale Agreement ("Amendment") to be in the best interest of the Estate of Ross Van Hickey III.

IT IS THEREFORE ORDERED that the Purchase and Sale Agreement and Amendment for the property located at 304 Summit Ridge Circle, unit 304 Four Seasons Condominium in Nashville, Davidson County, Tennessee, is hereby approved. The Petitioner is authorized to sell the subject property for $110,000.00 under the terms stated in the proposed Purchase and Sale Agreement and Amendment.

Entered this 12th day of September, 2014.

Judge Randy Kennedy
Seventh Circuit Court

APPROVED FOR ENTRY:

By: _____

Kristal Hall Boone, #024323
5115 Maryland Way
Brentwood, TN 37027
(615) 331-6632
Attorney for Estate of Ross Van Hickey III