SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/14 15:03 3 pgs
Fees:18.00 Taxes:869.50
20141230-0118984

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016

(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
Michael D. Estok	Ft M Bank	147-01-0-125
(NAME)	(NAME)	
346 Binkley Drive	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, Tn 37040	
(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, **Sherman D. Hixson Jr. and wife, Melissa E. Hixson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael D. Estok Emily R. Estok , husband and wife,** , 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 Lot No. 383 on the Plan of Section Two Caldwell Hall, as of record in Plat Book 2900, Page 96, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sherman D. Hixson, Jr. and wife, Melissa E. Hixson by Warranty Deed from Brian D. Murphy and wife, Tracy E. Murphy, dated 06/06/2001, of record in Instrument No. 20010607-0060015, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

All matters shown on the plat recorded in Plat Book 2900, Page 96, in Register's Office of Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 3097, Page 407, in the Register's Office of Rutherford County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such

covenant or restriction based on race, color, religion, sex, familial status or national origin.

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 346 Binkley Drive, 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 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 our hands this 30th day of December, 2014.

Sherman D. Hixson Jr.

Melissa E. Hixson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherman D. Hixson, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. RARDEN JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherman D. Hixson, Jr., with whom I am personally acquainted and who proved himself to be the attorney in fact of Melissa E. Hixson and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. RARDEN JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County