BILL GARRETT, Davidson County
Trans:T20150080931 DEEDWARR
Recvd: 09/23/15 10:28 2 pgs
Fees:13.00 Taxes:740.00
20150923-0096622

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of September, 2015, by and between David Hicklin, single, party of the first part, and Alexandrea Pataky, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 23 of Marina C. McGaughey's 2nd Subdivision of part of Tract No.4 of A.J. McGaughey's 2nd Hayesboro Subdivision. Described according to surveys by S.R. Sanford, Jr. dated June 30, 1939 and T.R. Sanford dated December 8, 1949, and in the southerly 1/2 of Ruskin Avenue (now closed), adjoining said Lot No. 23, and further described according to a survey by John Kohl, Surveyor, dated June 6, 1978, as follows:

BEGINNING at a point in the westerly margin of Log Cabin Road, formerly Ferguson Avenue; thence 189.5 feet along the common line between Lot Nos. 22 and 23; thence 61.4 feet, more or less, to a point; thence 143 feet, more or less to a point; thence 76 feet, more or less, to a point in the westerly margin of Log Cabin Road; thence along said Road, 172.9 feet more or less to the point of beginning.

Being all or part of the same property conveyed to David Hicklin by virtue of that certain Warranty Deed dated June 9, 2010, at Instrument No. 20100615-0046393 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

David Hicklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, David Hicklin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Alexandrea Pataky

Tax Parcel No 06104004700

owner &
Property Address: 4917 Log Cabin Rd
Nashville, TN 37216

MAIL TAX
BILLS TO: NEW OWNER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $200,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this ~~16th~~ 22nd day of September, 2015.

Notary Public

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066