#9986

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Protential Inc	New owner	
(NAME)	(NAME)	
6817 Hickory Rim Ct.		Map/Parcel 176010A10700CO;
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, **Kirk Sykes and Denise Sykes, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Protential Inc**, hereinafter called the GRANTEE(S), its successors 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. 107 on the plan of Final Plat of The Estates of Hickory Woods, as shown on plat of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kirk Sykes and Denise Sykes, husband and wife by Quit Claim Deed from Kirk Sykes and Denise Sykes, husband and wife and Wesley D. Sykes and Audrey L. Sykes, as joint tenants with right of survivorship, dated 5/9/2013, in Instrument No. 20130524-0053089, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kirk Sykes and wife Denise Sykes and Wesley D. Sykes and Audrey L. Sykes, as joint tenants with right of survivorship by Warranty Deed from Classic Homes BOS, L.P, dated 8/22/2003, in Instrument No. 20030903-0127758, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters shown on the plat of recorded in Instrument No. 20010412-0036163, Covenants, conditions, easements and restrictions of record in Instrument No. 20010814-0087812, Grant of Transmission Line Easement of record in Book 9632, Page 973, Stormwater Detention Agreement of record in Instrument No. 20010208-0012477, Charter of The Estates of Hickory Woods Homeowners Association, Inc. of record in Instrument No. 20010809-0085970, Easements of record in Book 8169, Page 571, Book 8169, Page 579, Quitclaim Deed to The Estates of Hickory Homeowners Association, Inc. of record in Instrument No. 20010814-0087811, and re-recorded Quitclaim Deed of record in Instrument No. 20011023-0115250, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150085801 DEEDWARR
Recvd: 10/08/15 09:17 2 pgs
Fees:13.00 Taxes:773.30

20151008-0102619

File No.: 01288-27932
SMG TN Warranty Deed

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 6817 Hickory Rim Court, Antioch, TN 37013

(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), its successors 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), its successors 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 25th day of September, 2015.

Kirk Sykes

Kirk Sykes

Denise Sykes

Denise Sykes

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirk Sykes and Denise Sykes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of October, 2015.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC CONNIE BEARD

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167