THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2015. Notary Public MY COMMISSION EXPIRES: 3-20-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150088291 DEEDWARR
Recvd: 10/16/15 11:48 2 pgs
Fees:13.00 Taxes:510.60
20151016-0105417

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Dewald	Pinnacle Bank	
3316 Towne Village Rd	150 3rd Ave South #900	150-07-0-421-00
Antioch, TN 37013-4910	Nashville TN 37201	
(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, **Howard L. Hicks, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl Dewald, single woman**

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 Lot No. 552 on the Plan of Section Four-B, Towne Village of the County of record in Plat Book 6250, Page 496, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackie J. Bruce, a single person by Warranty deed from Mark V. Burkett and wife, Patricia A. Burkett of record in Book 10158, page 590, Register's Office for Davidson County, Tennessee, dated August 15, 1996 and recorded on August 16, 1996

Being the same property conveyed to Judy Pearl Crafton by Quitclaim deed from Michael Allen Bruce, William Ray Bruce, John Wayne Bruce, James Percy Bruce, Melodie Dawn Brady and Stephanie Micheels Atkins of record in Instrument No. 20150311-0020889 Register's Office for Davidson County, Tennessee, dated March 03, 2015 and recorded on March 11, 2015.

Being the same property conveyed to Howard L. Hicks by Warranty deed from Judy Pearl Crafton of record in Instrument No. 20150311-0020890 Register's Office for Davidson County, Tennessee, dated March 10, 2015 and recorded on March 11, 2015.

Grantor is married however subject property is not now, nor has ever been, the principal place of residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3316 Towne Village Rd, Antioch, TN 37013-4910.**

G15-2793

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.

Witness my hand this the 13th day of October, 2015.

Howard L. Hicks By Deborah D. Hicks Attorney in Fact

Howard L. Hicks by Deborah D. Hicks, Attorney-in-Fact

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 **Deborah D. Hicks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Howard L. Hicks**, as his Attorney in Fact, as the free act and deed of the within named **Howard L. Hicks**.

Witness my hand and official seal this the 13th day of October, 2015.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY