BILL GARRETT, Davidson County
Trans:T20150093476 DEEDWARR
Recvd: 11/03/15 09:26 2 pgs
Fees:13.00 Taxes:7844.00

20151103-0111684

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

27534

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,120,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

(Affix Seal) Notary Public

My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary Page Hickman	New owner	Map/Parcel
1431 Tyne Blvd.		145 O2 0 089.00
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOUGLAS S. HALE, TRUSTEE, PURSUANT TO A LAND TRUST AGREEMENT DATED MAY 21, 2014, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto MARY PAGE HICKMAN, married, hereinafter called the GRANTEE, her heirs and assigns, that 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. 2 as shown on the map entitled Revised Final Plat of Lots 1 & 2 to Tyne Estates of record in Instrument No. 20090423-0036949, which revised the Final Plat of Tyne Estates of record in Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglas S. Hale, Trustee, pursuant to a Land Trust Agreement dated May 21, 2014 by Warranty Deed from Roger Anthony Detter and Kristina Detter, Trustees of the Roger Anthony Detter and Kristina Detter 2007 Revocable Living Trust, dated July 9, 2007 of record in Instrument No. 20140606-0049295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County for the year 2015 are a lien against said property and have been prorated between the parties as of the date of this instrument. Map/Parcel 145 O2 0 089.00
b. All matters appearing on the Plan of Revised Final Plat of Lots 1 & 2 Tyne Estates Subdivision, of record in Instrument No.20090423-0036949, which revised the Final Plat of Tyne Estates of record in Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 20060915-0114437, Register's Office for Davidson County, Tennessee.
d. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7959, page 743, Register's Office for Davidson County, Tennessee.

d. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7959, page 743, Register's Office for Davidson County, Tennessee.

e. By-Laws of record in Instrument No. 20060915-0114571, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1431 Tyne Blvd., Nashville, Tennessee 37215

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; he does further covenant and bind himself, its heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 28th day of October, 2015:

Douglas S. Hale, Trustee, pursuant to a Land Trust Agreement dated May 21, 2014

BY: Douglas S. Hale, Trustee

Douglas S. Hale, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Douglas S. Hale, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Land Trust Agreement, dated May 21, 2014, the within bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee, pursuant to a Land Trust Agreement, dated May 21, 2014.

Witness my hand, at office, this 28th day of October, 2015:

Alice J. Stewart
Notary Public

My commission expires: 5/23/16

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MAY 23, 2016