THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160006664 DEEDWARR
Recvd: 01/26/16 10:29 2 pgs
Fees:13.00 Taxes:3052.50
20160126-0007337

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $825,000.00

Affiant

Subscribed and sworn to before me as of the 25th day of January, 2016

Notary Public

My Commission Expires: 9.18.17

TONYA B. CHERRY
NOTARY PUBLIC
OF
TENNESSEE
SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Henry Beecher Hicks, III and Crystal Hicks 938 Caldwell Ln Nashville, TN 37204-4016	SAME	118-13-0-231-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Candice D. Fike and Mark R. Kaplowitz, wife and husband**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Henry Beecher Hicks, III and wife, Crystal Hicks,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th formerly the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 32 on the Plan of the Country Property of N. A. McNairy, Deceased, as recorded in Minute Book "E", Page 564 and 565, and Plan Book 1, Page 29, Chancery Court at Nashville, described according to a plat thereof made July 28, 1928 by W. B. Southgate, Surveyor as follows: Beginning on the southerly margin of Marengo Avenue, or Caldwell Lane, 200 feet westerly from the corner of Lots 31 and 32; thence southerly margin of said avenue, or lane, north 85 degrees 35' west 100 feet; thence south 2 degrees 45' west 425 feet; thence south 85 degrees 35' east 100 feet to a point 200 feet westerly from the line between said Lots 31 and 32; thence parallel with said line north 2 degrees 45' east 425 feet to the beginning.

Being the same property conveyed to Candice D. Fike and Mark R. Kaplowitz, wife and husband by Warranty deed from Paul E. Cook an unmarried man of record in Instrument No. 20050623-0072534 Register's Office for Davidson County, Tennessee, dated June 20, 2005 and recorded on June 23, 2005.

Being improved property known as 938 Caldwell Ln, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does

BOX 10-A

Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-6628

covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book Minute Book "E", Pages 564 and 565, and in Plan Book 1, Page 29 Chancery Court, Register's Office for Davidson County, Tennessee.

2. Title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

3. Easements or claims of easements not shown by the Public Records.

4. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

5. This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 25th day of January, 2016.

Candice D. Fike by: _____ attn-fact
Candice D. Fike, by Linda F. Burnsed, Attorney-in-Fact

Mark R. Kaplowitz by: _____ attn-fact
Mark R. Kaplowitz, by Linda F. Burnsed, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared Linda F. Burnsed, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Candice D. Fike, as her Attorney-in-Fact, and Mark R. Kaplowitz, as his Attorney-in-Fact and acknowledged that she executed the same as the free act and deed of Candice D. Fike and Mark R. Kaplowitz , for the purpose contained herein.

Witness my hand and official seal in Nashville, Tennessee, this 25th day of January, 2016.

_____
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 06-19-2016