THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
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BILL GARRETT, Davidson County
Trans:T20160045541 DEEDWARR
Recvd: 05/31/16 12:28 4 pgs
Fees:23.00 Taxes:2830.50
20160531-0054382

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Kevin E. Hickman 1606 B Shackleford Rd NASHVILLE, TN 37215	Regions Bank 2050 Pky Circle Hoover, AL 35244	131-03-0T-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RELIANT BANK, a Tennessee banking corporation ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto KEVIN E. HICKMAN, a single man ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1606 B Shackleford Road, Nashville, Tennessee 37215. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to the Subject Property to Grantee, his successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 19th day of May, 2016.

GRANTOR:

RELIANT BANK

By: _____
J. Richard Belote, Jr., Senior Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Jane C. Lee, a Notary Public of said County and State, personally appeared J. Richard Belote, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President (or other officer authorized to execute the instrument) of RELIANT BANK, the within named bargainor, a Tennessee banking corporation, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Senior Vice President.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 19th day of May, 2016.

_____
Notary Public

My Commission Expires: 10/23/2016

JANE C. LEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-23-2016

STATE OF TENNESSEE)
COUNTY OF Williamsm)

The actual consideration for this transfer or value of property (whichever is greater) is Seven Hundred Sixty-Five Thousand and 00/100 Dollars ($765,000.00).

_____
AFFIANT

Sworn to and subscribed before me, this 26 day of May, 2016.

_____
Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Unit No. 1606 B, Green Hills Place Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060511-0055571, 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 Reliant Bank, a Tennessee banking corporation, by deed from Joseph J. Jensen, Successor Trustee, of record as Instrument No. 20151201-0120788, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete land survey of the Subject Property.

4. Matters shown on the plan of record as Plat Book 547, page 139, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060511-0055571, said Register's Office.

6. The rights of others in and to party walls.

7. Annual assessments and special assessments as set forth in the Declaration of Covenants, Conditions and Restrictions for Green Hills Place Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060511-0055571, said Register's Office.

8. Easements as set forth in the Declaration of Covenants, Conditions and Restrictions for Green Hills Place Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060511-0055571, said Register's Office.