WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160094121 DEEDWARR
Recvd: 10/25/16 11:06 2 pgs
Fees: 13.00 Taxes: 444.00

20161025-0112689

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson TD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: ~~March 19, 2019~~ 3/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robin Witherspoon	New Owner	162-01-0C-078.00-CO
(NAME)	(NAME)	
490 Hickory Glade Drive	"	
(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, I, **Sheila Hicks, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robin Witherspoon, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Unit No. 78 on the Plan of Phase 2 Hickory Glade, of record in Plat Book 6250, Page 889 and as amended in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sheila Hicks, unmarried by Warranty Deed from Wholesale Auto Group, LLC, dated 09/24/2014, recorded 10/01/2014 of record in Instrument No. 20141001-0090402, in the Register's Office for Davidson County, Tennessee.

Rights or claims of parties in possession not shown by the public records. Easements, or claims of easements, not shown by the public records. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Restrictions upon the use of the premises not appearing in the chain of title to the land. Taxes for 2016 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 6250, Page 889 and as amended in Book 6900, Page 41, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6824, Page 929, re-recorded of record in Book 6898, Page 896, Amendment to Declaration of record in Book 6824, Page 952, re-recorded of record in Book 6898, Page 919, Amendment to Declaration of record in Book 6898, Page 920, of record in Book 6957, Page 473, Declaration of Amendment of record in Book 7959, Page 869, of record in Instrument No. 20031223-0182416, Appointment of Successor Trustee of record in

6244

Book 11443, Page 625, By-Laws of Hickory Glade, Phase One of record in Book 6878, Page 390 and Amendment to By-Laws of record in Book 10697, Page 182, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Charter of Hickory Glade Home Owners Association, Inc., of record in Book 6845, Page 780, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7384, Page 941, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Book 6898, Page 921, re-recorded of record in Book 6899, Page 562, of record in Book 7260, Page 72, in the Register's Office for Davidson County, Tennessee.

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 490 Hickory Glade Drive, 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), her heirs 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), her heirs 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 my hand this 20th day of October, 2016.

Sheila Hicks

Sheila Hicks

State of Tennessee
County of Wilson

Personally appeared before me Sheila Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of October, 2016.

Notary Public Sheila McCord
My Commission Expires: March 19, 2019

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122