This Instrument Prepared By
LAUGHLIN, NUNNALLY, HOOD & CRUM, P.C.
100 South Main Street
Greeneville, TN 37743

BILL GARRETT, Davidson County
Trans:T20160101088 DEEDWARR
Recvd: 11/16/16 09:09 2 pgs
Fees:13.00 Taxes:414.40
20161116-0120659

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other valuable considerations, the receipt of all of which is hereby acknowledged, WE, JAMES HICKERSON and wife, MELINDA HICKERSON, hereinafter referred to as the GRANTORS, have this day bargained and sold, and does hereby transfer and convey unto ROBERT ALAN FRYE and wife, PEGGY FRYE, hereinafter referred to as the GRANTEES, their heirs and assigns, the following described real estate:

Land in Davidson County, Tennessee, being Unit No. 41 on the Plan of Revised of Bell Forge Village III, Section Five, of record in Plat Book 6900, page 632, as amended in Book 7524, page 552, and Book 7844, page 735, 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 James Hickerson and wife, Melinda Hickerson, by Warranty Deed from Tiffany D. Partridge, Unmarried, dated August 31, 2015, and appearing of record in Instrument No. 20150901-0088756, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD with the hereditaments and appurtenances thereto appertaining to the said GRANTEES, their heirs and assigns, in fee simple, forever.

We covenant that we are lawfully seized and possessed of the above-described real estate, that we have a good and lawful right to sell and convey the same, and that, except as provided above, said real estate is free from all encumbrances, except for 2016 property taxes, which shall be prorated at the closing.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the above property to the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever.

KIMBERLY WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MACON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $112,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of Oct 2016

Notary Public

Commission Expires: 5-22-2017

THE PERSON RESPONSIBLE FOR PAYMENT OF TAXES IS PROPERTY OWNER
Name Robert Alan Frye & Peggy Frye
Address 301 Blair Lane Lebanon, TN 37087
Map 63 Group 11.01 Parcel 241.00

IN WITNESS WHEREOF we have signed this instrument on this the 28th day of October, 2016.

JAMES HICKERSON

MELINDA HICKERSON

STATE OF TENNESSEE
COUNTY OF GREENE

On this the 28th day of October, 2016, before me personally appeared JAMES HICKERSON and wife, MELINDA HICKERSON, to me known to be the persons (or proved to be such persons on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged the execution thereof as their free act and deed for the purposes therein contained.

Notary Public

Debbie G Johnson
State of Tennessee Notary Public
Greene County
My Commission Expires February 21, 2017

My Commission Expires: 2-21-17

The Legal Description of the Real Estate Has Been Furnished to the Draftsman by the Grantor(s) or a Third Party or Has Been Obtained from the Public Records. The Draftsman Assumes No Liability as to the Accuracy or Content Thereof. Unless a Separate Title Opinion Has Been Furnished to the Grantee(s), the Draftsman Assumes No Liability as to the State of Title of this Real Estate and Then Only to the Extent as Set Forth in the Title Opinion. Failure to Promptly Record this Deed in the Appropriate Register of Deeds' Office Could Jeopardize the Grantee(s)' Right in and to this Real Estate.

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