PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160105982 DEEDWARR
Recvd: 12/02/16 09:19 2 pgs
Fees:13.00 Taxes:1949.53
20161202-0126426

W & I Ref: (DM) Title No.: 58698
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jerry Wayne Stubblefield Eliza C. Stubblefield 813 Bircham Court Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142160A03100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$526,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dixie S. Hicks, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry Wayne Stubblefield and Eliza C. Stubblefield, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Devon Park, Phase One, of record in Book 5200, pages 670, 671 and 672, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Laney Hicks by Warranty Deed from Bethell W. Pritchett, unmarried, and Bethell W. Pritchett, Executrix of the Estate of Larry J. Pritchett, dated May 29, 2014 and recorded on May 30, 2014, of record in Inst. No. 20140530-0046669, Register's Office for Davidson County, Tennessee. By Quitclaim Deed for Clarification of Identity, dated November 26, 2014, recorded December 1, 2014, of record in Inst. No. 20141201-0109699, said Register's Office, Laney Hicks, a/k/a Dixie S. Hicks, unmarried, conveyed subject property to Dixie S. Hicks.

Steven Wayne Ford, spouse of Dixie S. Hicks, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 670, 671 and 672, said Register's Office, which Plan shows a 26, foot minimum building setback line from Bircham Court, together with a designated building site, a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 15 foot landscape and drainage easement located on the northerly line of said Lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, amended in Book 6541, page 542, Book 6967, page 156, By Laws in Book 8276, page 53, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 813 Bircham Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of November, 2016.

Dixie S. Hicks

Steven Wayne Ford

State of Tennessee

County of Davidson

On this 28th day of November, 2016, before me the undersigned authority, personally appeared Dixie S. Hicks and Steven Wayne Ford, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $526,900.00.

Affiant

Sworn and subscribed before me this 28th day of November, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018