WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170009316 DEEDWARR
Recvd: 02/01/17 09:52 2 pgs
Fees: 13.00 Taxes: 592.00
20170201-0010560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Whitfield	Bradley Whitfield	
(NAME)	(NAME)	
6307 James Court	P.O. Box 3303	090-08-0-167.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHERYL DENISE HICKS, SUCCESSOR TRUSTEE OF THE HICKS FAMILY TRUST U/A/D FEBRUARY 11, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY WHITFIELD**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Gaileywood Subdivision, as of record in Book 2663, Page 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Thomas L. Hicks to The Hicks Family Trust, dated February 11, 2015, Thomas Leon Hicks and Emma Jane Hicks, Trustors and/or Trustees as recorded on the 21st day of April, 2015 in Instrument No. 20150421-0035690 and Warranty Deed from Billy Neal Singleton, and wife, Jewell Marie Singleton to Thomas L. Hicks as recorded on the 5th day of December, 1968 in Deed Book 4291, Page 913, in the Register's Office of Davidson County, Tennessee. Emma Jane Hicks died on January 12, 2017, leaving Thomas Leon Hicks as Sole Trustee. Thomas Leon Hicks is unable to serve pursuant to the lterms of the Trust. Sheryl Denise Hicks is designated as the Successor Trustee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 2663, Page(s) 123, said Register's Office; and Restrictive Covenants of record in Book 2882, Page 133 and Book 2921, Page 83, said Register's Office.

unimproved _
This is improved x property, known as 6307 James Court, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 31 day of January, 2017

THE HICKS FAMILY TRUST U/A/D FEBRUARY 11, 2015

BY: Sheryl Denise Hicks

SHERYL DENISE HICKS , SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Sheryl Denise Hicks with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of The Hicks Family Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 31 day of January, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public