Davidson County DEEDWARR
Recvd: 02/16/17 14:17 3 pgs
Fees:18.00 Taxes:517.63
20170216-0016173

LL# 2902-18

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: First Bank	MAP-PARCEL NO(S).
Taylor Akins	NEW OWNER	086 07 0 014.00
(NAME) 1012 Jacksons Valley Rd.	(NAME) 318 Seaboard Lane Suite 205	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars ($139,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Adam Bickers and wife Emily Bickers**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Akins, an unmarried woman**, 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. 18 on the Plan of Phase I, Section One, Jackson's Retreat, as of record in Plat Book 5200, Page 286, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Morgan Sulcer, an unmarried woman by Warranty Deed from Bill Reeves and wife, Amanda Reeves dated September 11, 2009 and recorded September 15, 2009 as Instrument No. 20090915-0086227, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Adam Bickers and wife, Emily Bickers by Warranty Deed from Morgan O'Neill fka Morgan Sulcer and Brian O'Neill, wife and husband dated March 11, 2015 and recorded March 16, 2015 as Instrument No. 20150316-0022332, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1012 Jacksons Valley Rd., Hermitage, TN 37076

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, has 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 our hands this the 13th day of February, 2017

Adam Bickers

Emily Bickers

STATE OF Indiana

COUNTY OF Bartholomew

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Adam Bickers and wife Emily Bickers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of February, 2017.

Notary Public

My Commission Expires: June 29, 2023

(SEAL)

NOTARY PUBLIC SEAL STATE OF INDIANA

File Number: FRN-170268SSO

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20