This instrument prepared by & return to: Record

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/21/17 14:58 2 pgs
Fees:13.00 Taxes:647.50
20170221-0017438

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of February, 2017, by and between Willa Hickman, an unmarried woman, party of the first part, and Emile D. Risby, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 on the plan of R. B. Beal Subdivision, Section I, of record in Book 3700, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 209 feet on the southeasterly margin of Beal's Lane and extends back 340.2 feet on the southwesterly line and 295.9 feet on the northeasterly line to a dead line in the rear, measuring 60.3 feet thereon.

Being all or part of the same property conveyed to Willa Hickman by virtue of that certain Quit Claim Deed dated December 31, 2001, and being of record at Instrument No. 20020108-0002700 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Charles R. Hickman and Willa Camille Hickman by virtue of Warranty Deed dated October 4, 1976 at Book 5075, Page 526 in the said Register's Office.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Willa Hickman by Odessa Wiley Attorney in Fact

Willa Hickman by Odessa Wiley, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared Odessa Wiley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Willa Hickman, and who acknowledged that he executed the same as the free act and deed of Willa Hickman.

WITNESS my hand and official seal at office this 17th day of February, 2017.

Notary Public

My Commission Expires: 09-25-2019

Property Owner & Address:	Emile D Risby 603 Woodstone Road Lithonia, GA 30058
Tax Parcel No	05901000200
Property Address:	6142 Beals Lane Nashville, TN 37218
MAIL TAX BILLS TO:	Owner at owner's address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of February, 2017.

Notary Public

My Commission Expires: 09-25-2019

Certificate of Authenticity

I, Ashlee D Page, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19