THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M175923

Davidson County	DEEDWARR
Recvd: 02/28/17 11:07	3 pgs
Fees:18.00 Taxes:693.75	
20170228-0019746	

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $187,500.00

Affiant

Subscribed and sworn to before me, this the 24 day of February, 2017.

Notary Public
My Commission Expires:

BRENDA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittanee Dyan Hickmon 112 Antler Ridge Circle Nashville TN 37214	IBERIA Bank 12719 Cantrell Road Little Rock AR 72223	122-01-X-485.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Daniel R. Becker, married and wife Melissa Becker**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brittanee Dyan Hickmon**, 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:

Being all of Unit No. 74 in WOODLAND POINT, PHASE X, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (being the Townhome Area at Woodland Point), located on Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Quitclaim Deed from Cathryn Becker and Daniel R. Becker, married to Daniel R. Becker as recorded on the 16th day of May, 2005 in Instrument No. 20050516-0055089 and Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation to Daniel R. Becker, married as recorded on the 16th day of May, 2005 in Instrument No. 20050516-0055087, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 112 Antler Ridge Circle, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to the GRANTEES who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of February, 2017.

Daniel R. Becker

Melissa Becker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Daniel R. Becker and Melissa Becker**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24 day of February, 2017.

Notary Public
My Commission expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY