WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018598 DEEDWARR
Recvd: 03/03/17 11:22 2 pgs
Fees:13.00 Taxes:477.30
20170303-0021288

KIMBERLEY C. KINDALL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: July 2, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamilton Realty Investments	Hamilton Realty Investments	Map 081 Group 11-0 Parcel 096.00
(NAME)	(NAME)	
505 Lake Valley Court	505 Lake Valley Court	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(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, **Marcus Hickson and wife Ranata Hickson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hamilton Realty Investments**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSOR 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. 4 on the unrecorded Map of Smith and Bishop's Resubdivision of certain lots of J.M.T.J.&G.W. Hardings Plan, of record in Book 21, Page 80, Register's Office for said County, and being the westerly part of Lot No. 256 of said Harding's Addition.

Said Lot No. 4 fronts 50 feet on the east side of 21st Avenue North and runs back between parallel lines 139 feet to a dead line. This is the same legal as shown on the prior deed and no new survey was performed.

Being the same propety conveyed to Barry A. Hickson and wife Harriet M. Hickson and Marcus Hickson, unmarried, by deed from Martha A. Bell, unmarried.

Being the same property conveyed to Marcus Hickson, unmarried by Quitclaim Deed from Barry A. Hickson and wife, Harriet M. Hickson of record in Instrument No. 20090513-0044183. The said Ranata Hickson, wife of the said Marcus Hickson, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1722 21St Ave. N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of February, 2017.

Marcus Hickson

Ranata Hickson

State of Tennessee

County of Wilson

On this 28th day of February, 2017, before me, a Notary public in and for said County and State, personally appeared Marcus Hickson and Ranata Hickson, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

iN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 28th day of February, 2017.

Notary Public S. Nixon Pressley
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE