Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0379

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of March, 2017

Notary Public
Commission Expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Hill McAlister 5009 Wilkerson Drive Nashville, TN 37211	Same As New Owner	161-03-0-042.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Jeffrey Wayne Nicks, a married man, and Frankie L. Nicks, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Hill McAlister

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. 22 on the plan of Wilkerson Heights, as of record in Book 2900, Page 63, Register' s Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 150.2 feet on the Westerly side of Wilkerson Drive and runs back between lines, 346.6 feet on the North line and 385 feet on the South line, to a dead line in the rear on which it measures 180 feet.

Being the same property conveyed to Frankie L. Nicks by Quitclaim from David A. Collins, Trustee, dated October 04, 1983, and recorded on October 19, 1983, of record in Book 6159, page 652, in the Register's Office for Davidson County, Tennessee The said Frankie L. Nicks having since conveyed her interest in subject property, reserving unto herself a life estate, to Jeffrey Wayne Nicks, a married person, by Quitclaim Deed dated June 15, 2016, and recorded June 23, 2016, of record in Instrument No. 20160623-0064026, in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by Frankie L. Nicks, a/k/a Frankie Lee Nicks, is effected by the signature of her Attorney-in-Fact, Jeffrey Wayne Nicks, pursuant to the Durable General Power of Attorney recorded in Instrument No. 20170316-0025859, in the Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of the herein named Jeffrey Wayne Nicks or his spouse.

Frankie L. Nicks and Frankie Lee Nicks is one and the same person.

BILL GARRETT, Davidson County
Trans:T20170022554 DEEDWARR
Recvd: 03/16/17 13:11 2 pgs
Fees:13.00 Taxes:895.40
20170316-0025860

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5009 Wilkerson Drive, Nashville, TN 37211.

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

Dated this the 10th day of March, 2017.

Jeffrey Wayne Nicks

FRANKIE L. NICKS FRANKIE LEE NICKS
Frankie L. Nicks, a/k/a Frankie Lee Nicks
By: , ATTORNEY IN FACT
Jeffrey Wayne Nicks, Attorney-in-Fact

STATE OF TEXAS
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Wayne Nicks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MAGNOLIA (city), TEXAS (state), this 9th day of March, 2017.

TYLER G WELLS
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 2/7/2019
NOTARY ID 12851902-1

Notary Public
My Commission Expires: 2/7/2019

STATE OF TEXAS
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned notary public, **Jeffrey Wayne Nicks,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Frankie L. Nicks, a/k/a Frankie Lee Nicks,** and acknowledged that he executed the same as the free act and deed of the said **Frankie L. Nicks** pursuant to the Durable General Power of Attorney recorded in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at MAGNOLIA (city), TEXAS (state), this 9th day of March, 2017.

TYLER G WELLS
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 2/7/2019
NOTARY ID 12851902-1

NOTARY PUBLIC
Commission Expires: 2/7/2019