BILL GARRETT, Davidson County
Trans:T20170027690 DEEDWARR
Recvd: 04/03/17 10:15 2 pgs
Fees:13.00 Taxes:573.13
20170403-0032030

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $154,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of March, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Majorie McDonald	Bank of Tennessee	064-09-0A-032.00 CO
(NAME)	(NAME)	
4424 Trace Boulevard South	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Kingsport, TN 37660	

Warranty Deed

For and in Consideration of the sum of $154,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kevin Hicks and Vivian Hicks, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Majorie McDonald , unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 4424 on the plan of Southfork Condominiums, of record in Book 6250, page 386, said Register's Office, and appended as Exhibit B to the First Amendment to Master Deed of record in Book 6994, page 447, said Register's Office, to which plan reference is hereby made for a more complete legal description, said unit being more particularly described by the Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, page 839, said Register's Office, and amended and made applicable by First Amendment to Master Deed of record in Book 6994, page 447, Register's Office for said County.

Being the same property conveyed to KEVIN HICKS AND VIVIAN HICKS, HUSBAND AND WIFE, by deed from BARRY CONSTRUCTION CO., A TENNESSEE CORPORATION, of record in Instrument No. 20100405-0024901, dated March 19, 2010 , said Register's Office.

This property is __unimproved _X_improved property known as: 4424 Trace Boulevard South, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of March, 2017.

Kevin Hicks

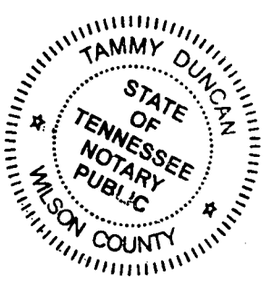
Vivian Hicks

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Hicks and Vivian Hicks, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2017.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122