WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030825 DEEDWARR
Recvd: 04/12/17 10:27 2 pgs
Fees:13.00 Taxes:882.45
20170412-0035721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$238,500.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynsay P. Walsh	**Franklin American MortgageCompany**	**173-16-A-010.00CO**
(NAME)	(NAME)	
3108 Hidden Creek Drive	**6100 Tower Circle, Ste 600**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(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, **NANCY L. HICKS, FORMERLY KNOWN AS NANCY L. OAKES AND HUSBAND, DAVID HICKS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYNSAY P. WALSH, AN UNMARRIED WOMAN** 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. 18 on the Plan of Hidden Creek (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument, Number 20030213-0020016, and corrected in Instrument Number 20031120-0169641, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same Property conveyed to Nancy L. Oakes, a single person, by Warranty Deed from Mark Garner, unmarried, executed May 02, 2012, and recorded May 03, 2012, of record in Instrument Number 20120503-0038011 and corrected by Scrivener's Affidavit of record in Instrument Number 20170323-0028609, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3108 Hidden Creek Drive** (House Number) (Street) (P.O. Address) **Antioch, TN** (City or Town) **37013** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2017 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument Number 20030213-0020016 and Instrument Number 20031120-0169641, said Register's Office; (c) Restrictions of record in Instrument Number 20020514-0059176, Instrument Number 20030313-0033781, Instrument Number 20050308-0025065 and Instrument Number 20090908-0084135, said Register's Office and (d) By-Laws of record in Instrument Number 20030303-0027389 and Instrument Number 20090908-0084136, 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 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 my hand this 10th day of April, 2017.

Nancy L. Hicks

Nancy L. Hicks

David Hicks

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Nancy L. Hicks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of April, 2017.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, David Hicks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of April, 2017.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public