BILL GARRETT, Davidson County
Trans:T20170030839 DEEDWARR
Recvd: 04/12/17 10:45 2 pgs
Fees:13.00 Taxes:777.00
20170412-0035740

Prepared by:
Security Title & Escrow Co., LC
1517 Hatcher Ln.
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Janice K. Digby f/k/a Janice K. Lewis, married, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Steven I. Hicox, an unmarried man, SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY conveys unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee, being Lot No.1 on the Villages of Larchwood, Section 1, of record in Book 7900, Page 106, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate decription of said lot.

Being the same property to Janice K. Lewis by deed dated March 23, 2009 and recorded in Instrument No. 20090327-0027606, Register's Office of Maury County, Tennessee.

Map & Parcel 108040A00100CO

Property Address: 1104 Fitzpatrick Rd. Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Darrell Digby, husband of the FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest he may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the

7 day of April, 2017.

Janice K. Digby f/k/a Janice K. Lewis

Darrell Digby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Janice K. Digby f/k/a Janice K. Lewis and Darrell Digby, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7 day of April, 2017.

Notary Public

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires March 21, 2018

My commission expires: 3/21/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $210,000.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2017.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission expires: _____

NEW PROPERTY OWNERS:
Steven I. Hicox
1104 Fitzpatrick Rd.
Nashville, TN 37214

PERSON RESPONSIBLE FOR TAXES:
new owners