6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031326 DEEDWARR
Recvd: 04/13/17 13:17 2 pgs
Fees:13.00 Taxes:599.40
20170413-0036320

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. BRUCE TATUM
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryan Wicks	SAME	02100030200
(NAME)	(NAME)	
7156 Bidwell Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37808		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James W. Randall and Sheila Rhea Wood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bryan Wicks,** 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 the 2nd Civil District of Davidson County,. Tennessee, more particularly described as follows:

LOT No. l according to an unrecorded plat prepared by Donald R. Carver, Surveyor, dated April 4, 1978.

BEGINNING at a point in the southerly margin of Old Clarksville Pike, said point being the northeasterly front corner of land owned by Woodlawn Memorial Park; thence with the said margin of said pike south 77 degrees 10' 00" East.125 feet to a point, said point being the northwesterly front corner of Lot No. 2 as shown on said plat: thence leaving Old Clarksville Pike and with the westerly line of said Lot No. 2 South 01 degrees 55' 10" West 1,112.12 feet to a point, the southwesterly rear corner of Lot No. 2, thence North 81 degrees 00' 00" West 118.92 feet to a point in the easterly line of said Woodlawn Memorial Park Lands North 01 degrees 28' 10" East 1,121.50 feet to the point of beginning, containing 2.9987 acres, more or less.

BEING the same property conveyed to James W. Randall by deed dated December 6, 1985 from Woodrow Randall and wife, Lila Randall of record in Book 6746, Page 441, Register's Office for Davidson County, Tennessee. The said James W. Randall thereafter conveyed said property to Gay Lisa Levine, Trustee who then conveyed said property to James W. Randall and wife, Sheila R. Randall by deed dated December 23, 1987 of record in Book 7433, Page 458, Register'[s Office for Davidson County, Tennessee. **The said James W. Randall and Sheila R. Randall have since divorced and Sheila R. Randall is now known as Sheila Rhea Wood.**

unimproved ☐

This is improved ☑ property, known as 3749 Old Clarksville Pike, Nashville, TN 37080
(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 my/our hands this 10th day of April, 2017.

James W. Randall

Sheila Rhea Wood

State of Tennessee
County of Davidson

Personally appeared before me James W. Randall and Sheila Rhea Wood, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 17-Wicks-3749

