Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0329HV

Davidson County DEEDWARR
Recvd: 04/28/17 14:55 3 pgs
Fees:18.00 Taxes:736.30
20170428-0042074

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of April, 2017.

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Notary Public
Commission Expires: 6/28/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel T. Sargent 3924 Stilton Dr. Nashville, TN 37207	Same	041-11-0-051.00

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,

Charles Hicks, married

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

Daniel T. Sargent and Katherine Sargent, husband and wife, tenants by the entirety

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. 389 on the Map of Bellshire Estates, Section "A", as of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 389 fronts 170.5 feet on the southwesterly side of Stilton Drive and runs back 289.6 feet on the northwesterly line and 268 feet on the southeasterly line to a dead line in the rear on which it measures 112 feet.

BEING the same property conveyed to Larry H. Hicks and wife, Mary Olean Hicks by Warranty Deed from Charles Dean Eubank and wife, Linda B. Eubank, dated 9/15/66 and recorded 9/19/66 in Book 4058, Page 81, Register's Office for Davidson County, Tennessee. Mary Olean Hicks died March 23, 1992. Larry H. Hicks having since died, March 9, 1997. Pursuant to Last Will and Testament of Larry H. Hicks recorded 3/25/97 in Book 10390, Page 984, said Register's Office, the subject property was devised solely to Charles Hicks.

Donna Hicks, spouse of Charles Hicks, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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: 3924 Stilton Dr., Nashville, TN 37207.

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 27th day of April, 2017.

Charles Hicks

Donna Hicks

Donna Hicks

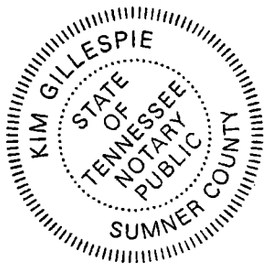
STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of April, 2017.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/15/2021

