WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037174 DEEDWARR
Recvd: 05/03/17 09:03 2 pgs
Fees:13.00 Taxes:1483.70
20170503-0043331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of May 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian Hicks and Courtney Hicks	new owner	119 02 0 170.00
(NAME)	(NAME)	
111 Oriel Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred One Thousand And No/100 Dollars ($401,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wilhelmus S. Codington and Libby A. Codington, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Hicks and Courtney Hicks, husband and wife**, 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:

Being a part of Lot 65 on the Map of Re-Subdivision of Lots Nos. 7, 8, 9 and 10 and part of Lots Nos. 6, 11, 12 and 13, Cumberland Nurseries, as of record in Book 332, page 36, of the Register's Office of Davidson County, Tennessee, said part of said Lot no. 65 being described as follows:

Beginning at a point in the north boundary line of said lot, which is the southern margin of Oriel Street, said point being three hundred (300) feet west from the intersection of Miller Avenue and Oriel Street, which intersection is the northeast corner of said lot; thence in an easterly direction with said boundary line and the southern margin of Oriel Street one hundred fifty (150) feet to a point; thence at a right angle in a southerly direction one hundred fifty-six (156) feet to a point; thence at a right angle in a westerly direction one hundred fifth (150) feet to a point; thence at a right angle in a northerly direction one hundred fifty-six (156) feet to the point of beginning.

Being the same property conveyed to Wilhelmus S. Codington and wife, Libby A. Codington by Warranty Deed from Robert C. Johnson and wife, Terry D. Johnson dated December 21, 2009 and recorded December 22, 2009 as Instrument No. 20091222-0116348, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-172060SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 111 Oriel Ave, Nashville, TN 37210

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, has 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 our hands this 28 day of April, 2017

Wilhelmus S. Codington

Libby A. Codington

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Wilhelmus S. Codington and Libby A. Codington, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2017.

Notary Public

My Commission Expires: 7/10/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-172060SSO