Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

BILL GARRETT, Davidson County
Trans:T20170057138 DEEDWARR
Recvd: 07/05/17 11:10 2 pgs
Fees:13.00 Taxes:4162.50
20170705-0067330

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 59043
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Picker Laurie Picker 6118 Hickory Valley Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11601000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,125,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Cunningham, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Picker and Laurie Picker, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Hillwood Estates, Section 7 of record in Book 2133, page 90, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Don Cunningham and wife Barbara Cunningham by Warranty deed from V. Shaw Evans and wife, Lynn S. Evans, dated October 27, 1997 and recorded on November 3, 1997 of record in Book 10668, page 22, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 1, 2014 recorded on August 5, 2014 of record in Instrument No. 20140805-0070025, said Register's Office, subject property was conveyed to Barbara Cunningham.

Don Cunningham, spouse of Barbara Cunningham, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 90, said Register's Office, which Plan shows a 100, foot minimum building setback line from West Hillwood Drive, now known as Hickory Valley Road, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 6118 Hickory Valley Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2017.

Barbara Cunningham **Don Cunningham**

State of Tennessee

County of Davidson

On this 30th day of June, 2017, before me the undersigned authority, personally appeared Barbara Cunningham and Don Cunningham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,125,000.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2017.

My Commission Expires: EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

Notary