12283

BILL GARRETT, Davidson County
Trans:T20170060727 DEEDWARR
Recvd: 07/17/17 10:40 2 pgs
Fees:13.00 Taxes:980.50
20170717-0071479

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of July, 2017, by and between Mario Owens and wife Pamela Owens, formerly known as Pamela Afoakwa, party of the first part, and Suzanne Marie Hicks and Bradley C. Hick, wife and husband as joint tenants, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being all of Lot No. 270, on the plan of Long Hunter Chase, Phase 3, Section 3A, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20081014-0103114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being all or part of the same property conveyed to Mario Owens and Pamela Afoakwa by virtue of that certain Warranty Deed dated March 28, 2016, and being of record at Instrument No. 20160419-0037705 in the Register's Office of Davidson County, Tennessee.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record in said Register's Office; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mario Owens

Pamela Owens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Mario Owens and Pamela Owens, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of July, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: Suzanne Marie Hicks and Bradley C. Hick
6469 Paddington Way
Antioch TN 37013

Tax Parcel No 151090A35100CO

Property Address: 6469 Paddington Way
Antioch, TN 37013

MAIL TAX
BILLS TO: First Bank
50 Franklin St
Clarksville TN 37040

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $265,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of July, 2017.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019