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

BILL GARRETT, Davidson County
Trans:T20170062557 DEEDWARR
Recvd: 07/21/17 09:44 2 pgs
Fees:13.00 Taxes:832.50
20170721-0073817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of July, 2017.

Notary Public
Commission Expires: 07/06/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kaedi Maney 3921 Stilton Drive Nashville, TN 37207	new owners	041-11-0-055.00

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,

Donna R. Hicks, married woman

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

Kaedi Maney, an unamrried woman Ryan Dishen, an unmarried man, and Sean B. Maney, an unmarried man, as joint tenants in common, with rights of survivorship

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. 392 on the plan of Bellshire Estates, Section "A", of record in Book 2331, Page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 392 fronts 105 feet on the northeasterly side of Stilton Drive and extends back 377.9 feet on the northwesterly line and 391 feet on the southeasterly line to a broken line in the rear, measuring 116.1 feet thereon.

BEING the same property conveyed to Donna R. Hicks, married woman, by Warranty Deed from The Estate of Curtis Kenneth Rogers, deceased, dated 3/8/16 and recorded 3/14/16 in Instrument Number 20160314-0024014, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

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: 3921 Stilton Drive, 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 18th day of July, 2017.

Donna R. Hicks

Donna R. Hicks

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna R. 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 18th day of July, 2017.

Kim Gillespie

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY