BILL GARRETT, Davidson County
Trans:T20170068019 DEEDWARR
Recvd: 08/07/17 13:36 3 pgs
Fees:18.00 Taxes:629.00
20170807-0080607

THIS INSTRUMENT PREPARED BY:
Southern Tennessee Title & Escrow, LLC
P.O. Box 310
Winchester, Tennessee 37398

TAX RESPONSIBILITY and OWNER:

Andrew Kenneth Hicks
702 Wedgewood Park, Apt 403
Nashville TN 37203

Tax ID: Map 105-10-C, Parcel 19.00

WARRANTY DEED

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, we, **Bryan Hicks and Brandi Hicks**, have this day bargained and sold and do hereby transfer and convey unto **Andrew Kenneth Hicks**, his heirs and assigns, certain real estate located in Davidson County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, a certain condominium unit located in Davidson, Tennessee, being Unit B-403 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed unto Bryan Hicks and wife, Brandi Hicks, by deed dated July 23, 2012 and filed of record in Transfer No. 20120816-0073353 and 20070731-0090822, Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, mineral rights, easements and rights of way for public utilities.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. DEED DRAWN WITHOUT BENEFIT OF CURRENT SURVEY.

TO HAVE AND TO HOLD to the said **Andrew Kenneth Hicks**, his heirs and assigns forever.

We covenant with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of the above described real estate, that we have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described property to the said Grantee, his 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 on this 5th day of July, 2017.

Bryan Hicks

Bryan Hicks

Brandi Hicks

Brandi Hicks

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STATE OF Alabama)

COUNTY OF Jackson)

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

WITNESS my hand and official seal before me on this 5th day of July, 2017.

Amanda Stewart
Notary Public

My commission expires: ~~My Commission Exnires~~ November 4, 2019

AMANDA STEWART NOTARY PUBLIC ALABAMA STATE AT LARGE

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STATE OF ALABAMA

COUNTY OF JACKSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~150,000.00~~ $170,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 28 day of June, 2017.

Carol McCrary
NOTARY PUBLIC –
My commission expires: 10-25-2017

CAROL McCRARY NOTARY PUBLIC ALABAMA STATE AT LARGE