	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$234,900.00.** KCM Affiant Subscribed and sworn to before me, this the 14th day of September, 2017. Janderson Notary Public My commission expires:_____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Hickman	**NEW OWNER**	**173-09-OA-651.00 CO**
4346 Barnes Cove Drive		Bill Garrett Davidson County Batch# 1964 **DEEDWARR** 09/18/2017 03:18:16 PM 2 pgs Fees: $13.00 Taxes: $869.13
Nashville, TN 37211-7150		20170918-0095444

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
I, JORDAN SANDERS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JAMES HICKMAN, AN UNMARRIED MAN
HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 770, as shown on the map entitled Section One of Phase Eight Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JORDAN SANDERS, AN UNMARRIED WOMAN, by deed from COURTNEY HODGE EVANS, MARRIED, of record in Instrument No. 20150113-0003548, dated January 8, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **4346 Barnes Cove Drive, Nashville, TN 37211-7150**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my/our hand(s) this 14th day of September, 2017.

JORDAN SANDERS

State of Tennessee)
County of Davidson)

On this 14th day of September, 2017, before me personally appeared, **JORDAN SANDERS, AN UNMARRIED WOMAN,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8.20.2019

Notary Public

