File D4B

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

ADDRESS NEW OWNER:
John Scott Hicks, et ux
308 Ash Forge Drive
Antioch, TN 37013

SEND TAX BILL:
Academy Mortgage Corp.
399 West 13490 South
Draper, UT 84020

MAP AND PARCEL: 163110B04800CO

Bill Garrett Davidson County
Batch# 2020 **DEEDWARRSP**
09/18/2017 04:10:28 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20170918-0095514

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: October 12, 2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Jeff Griggs, Executror for the Estate of David Lewis Gill**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto John Scott Hicks and Sharon B. Hicks, as husband and wife, their heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 48 on the plan of Second Revision, Section Four, Bell Forge Village of record in Book 6250, page 021, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lila A. Creech and her husband, David L. Gill by deed from Henry M. Wood, Jr. dated 8/26/88, of record in Book 7637, page 521, Register's Office for Davidson County, Tennessee. Lila A. Creech died on 11/8/11 vesting property in David L. Gill as surviving spouse. David L. Gill, a/k/a/ David Lewis Gill died on 4/4/17, testate with his Last Will and Testament being entered into the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P-683. Pursuant to said Will, the Executor has full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer any real property.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Book 6250, page 201, said Register's Office. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bell Forge Village, Second Revision, Section Four of record in Book 6040, page 538, Book 6350, page 858, Book 7224, page 209, Book 7224, page 241, and Instr. No. 20061229-0160925, By-Laws of record in Book 6040, page 576, and Book 6306, page 644, said Register's Office. Charter of Bell Forge Village as set out in Book 6887, page 495, and Book 7491, page 883, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to Storm Water Detention Agreement as set out in Book 6531, page 321. said Register's Office.
This property is being sold as is.

This is improved property known as: 308 Ash Forge Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do 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.

And now **Jeff Griggs, Executror for the Estate of David Lewis Gill**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **John Scott Hicks and Sharon B. Hicks, as husband and wife**, their heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of September, 2017.

THE ESTATE OF DAVID LEWIS GILL

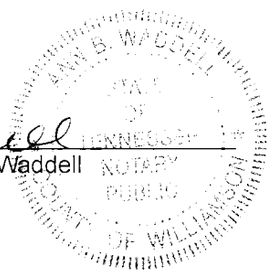
Jeff Griggs Exe.

Jeff Griggs
Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeff Griggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Jeff Griggs, Executror for the Estate of David Lewis Gill, the bargainor, and as such Executor, being so authorized by said Will, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2017.



NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 12, 2019