Bill Garrett Davidson County
Batch# 8107 DEEDWARR
10/04/2017 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $551.30
20171004-0101579

WARRANTY DEED

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September2017

Notary Public

MY COMMISSION EXPIRES:
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin T Burton and Anna B Burton	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	Map 23, Par. 22.00
2200 Claylick Road	3503 Paesanos Pkwy	
Whites Creek, TN 37189	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, ***James R Hickman, an unmarried man***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Austin T Burton and Anna B Burton, a married couple***
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 described according to a survey of H. & H. Land Surveying, Inc., Job *93263 as follows:

Beginning at an iron pin in easterly right of way of Clay Lick Road, said point being North 18 degrees 47 minutes 13 seconds West 49.21 feet from the centerline intersection of Clay Lick Road and Lickton Pike, thence with the easterly right of way of Clay Lick Road North 49 degrees 19 minutes 06 seconds West 333.09 feet to an iron pin, thence leaving said right of way North 25 degrees 05 minutes 01 seconds East 229.47 feet to a galvanized pipe near a fence line thence south 55 degrees 46 minutes 38 seconds East 326.48 feet to an iron pin in a fence, thence South 47 degrees 27 minutes 52 seconds East 179.44 feet to an iron pin in the northern right of way of Lickton Pike thence South 63 degrees 39 minutes 38 seconds West 121.26 feet to an iron pin, thence with a curve to the left (having a central angle of 11 degrees 38 minutes 34 seconds a radius of 620.25 feet) 126.04 feet to an iron pin, thence leaving Lickton Pike with a curve to the right (having a central angle 78 degrees 39 minutes 59 seconds a radius of 25.00 feet) 34.42 feet to the point of beginning containing 103,893 square feet or 2.3851 acres, more or less.

Being the same property conveyed to James R Hickman and wife Betty R Hickman by Warranty Deed from Tommy Hart and wife Terri Hart dated 8/10/93 and filed for record on 8/12/93 of record in Book 9045, page 835, said Register's Office for said County. The said Betty R Hickman having since died on 11/12/09. leaving James R Hickman as the surviving tenant by entirety.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (x) Property, known as **2200 Claylick Road, Whites Creek, TN 37189**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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 hand on this 29th day of September, 2017.

James R Hickman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James R Hickman** the bargainor(s) 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 this 29th day of September, 2017.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)