WARRANTY DEED

Bill Garrett Davidson County
Batch# 8632 DEEDWARR
10/04/2017 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20171004-0102046

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Tucker	New Owner	080-08-0-401.00
(NAME)	(NAME)	
1467 Snell Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thelma J. Hicks**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joshua Tucker, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 336 on the Plan of Section Two, Bordeaux Hills, of record in Plat Book 3600, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thelma J. Hicks by Quitclaim Deed from Michael R. Hicks, Joyce R. Hicks-Osborne and Brian O. Hicks dated 08/02/2017 recorded 08/07/2017 of record in Instrument No. 20170807-0080574; and being the same property conveyed to Thelma J. Hicks, Michael R. Hicks, Joyce R. Hicks-Osborne and Brian O. Hicks by Quitclaim Deed from Thelma J. Hicks dated 06/27/2014, recorded 06/27/2014 of record in Instrument No. 20140627-0056466; and being the same property conveyed to Dan R. Hicks and wife, Thelma J. Hicks by Warranty Deed from Andrew Ewing, Trustee dated 07/12/1963, recorded 10/15/1964 of record in Book 3822, Page 716, in the Register's Office for Davidson County, Tennessee. The said Dan R. Hicks having since died December 16, 2011, vesting property to Thelma J. Hicks, the sole surviving tenant by the entirety.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 3600, Page 7, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 3537, Page 105, in the Register's Office for Davidson County, Tennessee; Deed Restrictions & Easement contained in Warranty Deed of record in Book 3428, Page 224, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1467 Snell Boulevard, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 this 29th day of September, 2017.

Thelma J. Hicks

State of Tennessee
County of Wilson

Personally appeared before me Thelma J. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2017.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

201710040102046

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017