This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P17-0736-D

Bill Garrett Davidson County
Batch# 21953 DEEDWARR
11/03/2017 10:27:18 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63
20171103-0113047

WARRANTY DEED

Address of New Owners:
Mr. Garrett Tanner Hicklin
3508 Murphy Road
Nashville, TN 37205

Send Tax Bills To:
New Owner

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,

Evans Smith and wife, J. Meagan Smith, formerly known as Meagan Segebarth,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Garrett Tanner Hicklin, an unmarried man,

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 10 on the map of Hardison and Young's lots in West End Park, of record in Book 421, Page 190, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Evans Smith and Meagan Segebarth, as joint tenants with rights of survivorship, by Special Warranty Deed from Bank of America, N.A., dated April 6, 2012, and of record in Instrument Number 2012054-0041589 in the Register's Office for Davidson County, Tennessee.

This property is subject to the right-of-way of Murphy Road.

This property is subject to all matters shown on a plat of record in Book 421, Page 190, in the Register's Office of Davidson County, Tennessee.

This property is subject to restrictions of record in Book 600, Page 148, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 3508 Murphy Road, Nashville, TN 37205

THIS CONVEYANCE IS SUBJECT TO: 2017 Davidson County Taxes which have been prorated and assumed by Grantor;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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 this the 2nd day of November, 2017.

Evans Smith

By: J. Meagan Smith, Attorney-in-Fact

J. Meagan Smith

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Meagan Smith, individually and J. Meagan Smith as Attorney-in-Fact for Evans Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of November, 2017.

Notary Public

My Commission Expires: 4/24/19

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-24-2019

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $599,900.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2017.

Notary Public

My Commission Expires: 4/21/2020

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Parcel: 104 050 099.00