WARRANTY DEED

Bill Garrett Davidson County
Batch# 24915 DEEDWARR
11/13/2017 10:44:38 AM 2 pgs
Fees: $13.00 Taxes: $910.64

20171113-0116127

P-BR-17-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,120.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Williams and Brian Williams	**Pinnacle Bank**	
(NAME)	(NAME)	**83-7-80.00**
22 Waters Ave	**150 3rd Ave South, Ste. 900**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37201**	
(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 consideration, the receipt of which is hereby acknowledged, **DIANNE COFER HICKS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA WILLIAMS AND BRIAN WILLIAMS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of McCarn Subdivision, of record in Plat Book 2854, Page 121, corrected in Book 3166, Page 481, Register's Office for said County,

Said Lot No. 9 fronts 50 feet on the southerly side of Waters Avenue and extends back 150.65 feet on the easterly line and 150.58 feet on the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Robert Lee Phipps and wife, Grace Hicks Phipps by Warranty Deed from Wescon Construction Company, a Tennessee Corporation, recorded January 24, 1961 in Book 3179, Page 125, Register's Office for Davidson County, Tennessee. The said Grace Hicks Phipps having predeceased Robert Lee Phipps and her interest in said property having vested in her husband, Robert Lee Phipps. The said Robert Lee Phipps having since died and the property was devised to Glenn B. Hicks and Mai Adell Hicks by Will of Robert Lee Phipps of record in Will Book 133, Page 78 and administered under Docket No. 69691, Probate Court for Davidson County, Tennessee. The said Mae Adell Hicks, being the wife of Glenn B. Hicks, having since died and her interest in said property having vested in her husband, Glenn B. Hicks. Glenn B. Hicks (aka Glen B. Hicks) having since died and the property was devised to Dianne Cofer Hicks by Will of Glen B. Hicks of record in Will Book 216, Page 272 and administered under Docket No. 97P-1610, Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 2854, Page 121, corrected in Book 3166, Page 481;
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **22 Waters Ave, Nashville, Tennessee 37206**.

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), their heirs and 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), 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/our hand(s) this the 18th DAY OF MAY, 2017.

Dianne Cofer Hicks by C. Loy Carney, Attorney-In-Fact

Dianne Cofer Hicks, Executrix of the Estate of Glen B. Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DIANNE COFER HICKS, and who acknowledged he/she/they executed the same as the free act and deed of the said DIANNE COFER HICKS.

Witness my hand and official seal, this the 18th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dianne Cofer Hicks, Executrix of the Estate of Glen B. Hicks, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th day of May, 2017.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212