Boy 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $975,000.00.

James R. Pickel III
Affiant

Subscribed and sworn to me on November 16, 2017.

June E Rowell
NOTARY PUBLIC

My Commission Expires: 7-7-21

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett Davidson County
Batch# 26443 DEEDWARR
11/16/2017 01:30:04 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20171116-0117876

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31067

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Todd A. Bricker Jamie L. Bricker 6112 Bresslyn Road Nashville, TN 37205	SAME AS NEW OWNERS	116-09-0-048.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kathryn K. Pickel and James Pickel, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Todd A. Bricker and Jamie L. Bricker, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 341 on the Plan of Hillwood Estates, Section 12 of record in Plat Book 2663, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn K. Pickel, married by Warranty deed from Brent L. Gilchrist and wife, Caroline S. Gilchrist of record in Instrument No. 20031231-0184294 Register's Office for Davidson County, Tennessee, dated December 15, 2003 and recorded on December 31, 2003.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been paid by Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public record.
2. Subject to all matters shown on the Plan of record in Plat Book 2663, Page 109, Register's Office for Davidson County, Tennessee.
3. Easement for electrical permit from Metropolitan Government Department of Codes Administration of record in Book 7113, Page 198, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 204 Olive Branch Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 16th day of November, 2017.

Kathryn K Pickel

Kathryn K. Pickel

James R. Pickel III

James Pickel

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 16, 2017, before me personally appeared Kathryn K. Pickel, married James Pickel to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 16, 2017.

June E Rowell

NOTARY PUBLIC

My Commission Expires:

7-7-21

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021