Bill Garrett Davidson County
Batch# 35420 DEEDWARR
12/08/2017 11:05:51 AM 2 pgs
Fees: $13.00 Taxes: $939.80
20171208-0125451

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017100018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $254,000.00

Sworn to and subscribed before me this 7th day of December, 2017.

Affiant

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Address of New Owner:
William Frederick Hickok
3522 Wood Bridge Drive
Nashville, TN 37217

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
136-100-025.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Seth P. Talley and Angela C. Talley, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Frederick Hickok, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Section Seven-A, Priest Lake Park of record in Plat Book 5200, Page (s) 107 through 109, inclusive, 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 Seth P. Talley and Angela C. Talley, husband and wife, by Warranty Deed from Dory Hogan, an unmarried woman, of record in Instrument No. 20140910-0082990 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 10, 2014.

This is improved property known as **3522 Wood Bridge Drive, Nashville, TN 37217.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 7th day of December, 2017.

Seth P. Talley

Angela C. Talley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Seth P. Talley and Angela C. Talley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019