Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00.

Affiant

Subscribed and sworn to me on December 15, 2017.

NOTARY PUBLIC

My Commission Expires:

Bill Garrett Davidson County
Batch# 38705 DEEDWARR
12/18/2017 10:50:11 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00

20171218-0128543

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31193

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason T. Fick 3376 Hickory Run Nashville, TN 37211	First Community Mort. 202 Robert Rose Dr Ste. 101 Murfreesboro, TN 37129	-180-04-0A-155.00-CO

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, Scott G. Rhodes and Shelley Rhodes, husband and wife, and Timothy G. Rhodes, married man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jason T. Fick, a single man, 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. 106 on the Plan of Section Five, Highland Creek of record in Plat at Instrument No. 20040915-0111296, 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 Scott G. Rhodes and Shelley Rhodes, husband and wife, and Timothy G. Rhodes, married man by Warranty Deed from Arnold Fuller and wife, Heather Fuller of record in Instrument No. 20140911-0083395 Register's Office for Davidson County, Tennessee, dated September 10, 2014 and recorded on September 11, 2014.

Subject property has not now nor has it ever been the primary residence for Timothy G. Scott.

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

1. 2017 Davidson County taxes which have been prorated by the parties and paid by Grantor(s); 2018 and subsequent taxes are assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as amended in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.
5. Landscape Easement of Agreement of record in Instrument Number 20000622-0062243, in the Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record in Book 11338, Page 738, in the Register's Office for Davidson County, Tennessee.
7. Deed of conveyance of Open Space to HOA of record in Instrument Number 20041229-0153516, and Instrument No. 20031014-0151693, in the Register's Office for Davidson County, Tennessee.
8. Sanitary Sewer Line Easement of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516, and Book 10569, Page 732, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3376 Hickory Run, Nashville, TN 37211.

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 15th day of December, 2017.

Scott G. Rhodes

Shelley Rhodes

TIMOTHY G. RHODES BY: SCOTT G. RHODES, ATTORNEY IN FACT

Timothy G. Rhodes
By: Scott G. Rhodes, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 15, 2017, before me personally appeared Scott G. Rhodes and Shelley Rhodes, husband and wife, 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 they executed the same as their free act and deed.

Witness my hand and official seal on December 15, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott G. Rhodes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Timothy G. Rhodes, as his Attorney in Fact, as the free act and deed of the within named Timothy G. Rhodes.

Witness my hand and official seal this 15th day of December 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021