STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Heather L Case
Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 17-0316D

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Bill Garrett Davidson County
Batch# 39858 DEEDWARR
12/20/2017 10:42:42 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20171220-0129530

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sherrie F. Hicks and Byron N. Hicks, wife and husband (NAME)	New Owner ~~Pinnacle Bank~~ (NAME)	120 09 0 013.00
520 McDonald Drive (STREET ADDRESS)	~~150 3rd Avenue South, Ste. 900~~ (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	~~Nashville, TN 37201~~ (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Howard Hunter and Linda Gregory, Co-Executors for The Estate of Theron S. Hunter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESEPRESENTS DO TRANSFER AND CONVEY UNTO **Sherrie F. Hicks and Byron N. Hicks, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 409 on the plan of GLENGARY PARK, SECTION 4, of record in Book 2900, Page 72, in the Register's Office for Davidson County, Tennessee.

BEGINNING with a point in the easterly margin of McDonald Court at the common corners of Lots 408 and 409; thence with the line between said two lots, 208.5 feet in an easterly direction to a point at the common corners of Lots 408, 409 and 410; thence with the line between said lots 409 and 410, 212.8 feet in a northwesterly direction to a point in the southeasterly margin of McDonald Drive; thence along said margin 80.0 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve, 38.0 feet in a southwesterly direction to a point in the easterly margin of McDonald Court; thence along said margin, 94.2 feet in a southwesterly direction to the point of beginning.

BEING the same property conveyed to Theron Hunter and wife, Loraine Hunter from Clyde Hamner and wife, Margaret F. Hamner, by Warranty Deed dated August 20, 1968, in Book 4261, Page 661, in the Register's Office for Davidson County, Tennessee.

The said Loraine Hunter died on June 27, 2014, leaving title vested in Theron Hunter as surviving tenant by the entirety.

The said Theron Hunter having since died testate on March 26, 2017.
Pursuant to Last Will and Testament as filed in the Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 17P748, Howard Hunter and Linda Gregory were appointed Co-Executors of the Estate. Further, pursuant to Order Admitting Will to Probate, Howard Hunter and Linda Gregory, are empowered to sell said property as Co-Executors of the Estate for Theron Hunter.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 72, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 1788, page 349; Book 2796, page 604; and Book 3031, page 42, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 520 McDonald Drive, Nashville, TN 37217.

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 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. Whenever 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 18th day of December, 2017.

THE ESTATE OF THERON S. HUNTER

By: Howard W. Hunter
Howard Hunter, Co-Executor

December 18, 2017
Date

THE ESTATE OF THERON S. HUNTER

By: Linda Gregory co-executor
Linda Gregory, Co-Executor

December 18, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Howard Hunter and Linda Gregory, Co-Executors for The Estate of Theron S. Hunter, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of December, 2017.

My Commission Expires:_____

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-19

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066