WARRANTY DEED

Bill Garrett Davidson County
Batch# 47168 DEEDWARR
01/11/2018 12:34:16 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180111-0003853

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-24-2019

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frankie Gayle Hill Patricia A. Bricker	New Owner	033-02-0-351.00
(NAME)	(NAME)	
307 Harrison Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ashley Daugherty, married**, hereafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frankie Gayle Hill and Patricia A. Bricker, both unmarried, as tenants in common with the right of survivorship**, 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. 33 on the map of the McLester Addition to Nolen Heights of Record Book 421, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ashley Daugherty, married by Warranty Deed from Lauren M. Bricker, unmarried dated 7/30/12 and recorded 8/02/12 in Instrument Number 20120802-0068195, Register's Office for Davidson County, Tennessee.

Belve Dansby Marks IV joins to convey any and all right and interest he may have; including but not limited to his marital rights.

unimproved ☐

This is improved ☑ property, known as 308 Harrison Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 22nd day of December, 2017.

Ashley Daugherty

Belve Dansby Marks IV

State of Florida
County of Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Daugherty and Belve Dansby Marks IV, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2017.

Lisa Ann Huntsman
Notary Public
My Commission Expires: 9-17-19

LISA ANN HUNTSMAN
MY COMMISSION # FF919527
EXPIRES September 17 2019
(407) 398-0153 FloridaNotaryService.com

File No.: 173960