WARRANTY DEED

Bill Garrett Davidson County
Batch# 75577 DEEDWARR
04/02/2018 03:09:41 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180402-0030606

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$295,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of March, 2018.

Notary Public
My Commission expires: 8/7/19
(Affix Seal)

RENNA ANN WALTERS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
LeeAnn Carlen	New Owner	119-16-0 061.00
1032 Drummond Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hickory Capital Nashville 1, LLC,** * hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **LeeAnn Carlen, single woman** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* a Tennessee limited liability company

A certain track or parcel of land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Battlewood, Section 3, as of record in Plat Book 3300, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot 20 fronts 120.56 feet on the southwesterly side of Drummond Drive and extends back 328.33 feet on the northwesterly line and 332.22 feet on the southeasterly line to a dead line, measuring 143.95 feet Thereon.

Being the same property conveyed to Hickory Capital Nashville 1, LLC, from Graham Nichols, by Quit Claim Deed, dated January 19, 2018, Recorded February 16, 2018, of record in Instrument No. 20180216-0015155, for Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,736.03 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 119-16-0 061.00
- .
- Subject to all matters as shown on the Plan of record in 3300 Book 4, page 4, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book, page, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1032 Drummond Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 28, 2018.

Hickory Capital Nashville 1, LLC

by: Hickory Capital Investments, LLC

By Hickory Capital Investments, LLC, managing member
By: Graham Nichols **, authorized member(S)**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Graham Nichols, whom I am personally acquainted and who upon his oath acknowledged himself to be the managing member of Hickory Capital Nashville LLC and that he being authorized to do so in his capacity as Managing member, executed the foregoing instrument for the purpose therein contained by signing on behalf of Hickory Capital Investments, LLC

NOTARY

MY COMMISSION EXPIRES: 12/14/2020

WITNESS my hand and Official Seal at office this March 28, 2018

My commission expires 12/14/2020

Notary Public

LAURIE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY