**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180315534**

Bill Garrett Davidson County
Batch# 91124 **DEEDWARR**
05/11/2018 12:19:48 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20180511-0045362

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2018.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Nathan Lyons<br>4025 Wallace Lane<br>Nashville, TN 37215 | New Owner | Tax Parcel ID No.<br>130-03-064.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gail Smith Bradford as Executrix of The Estate of Marshall L. Hix** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3910 Kimpalong, LLC, a Tennessee Limited Liability Company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No 4 on the Plan of the Resubdivision of Royal Oaks, Royal Oaks Avenue Section, Section "A", as of record in Book 1424, Page 28, Register's Office for said County.

Said Lot No. 4, Section "A" fronts 100.13 feet on the Easterly side of Royal Oaks Place and extends back 263.1 feet on the Northerly line and 248.5 feet on the Southerly line to a dead line in the rear, measuring 101.2 feet thereon.

Being the same property conveyed by Quitclaim Deed from Margie L. Hix to Marshall L. Hix as recorded on the 16th day of April, 1991 in Deed Book 8330, Page 593; Quitclaim Deed from Kelley Reagor Hix to Marshall L. Hix and wife, Margie L. Hix as recorded on the 29th day of November, 1988 in Deed Book 7714, Page 269 and Warranty Deed from Heloise Shilstat, unmarried to Kelley Reagor Hix and Marshall L. Hix and wife, Margie L. Hix, as tenants in common as recorded on the 1st day of March, 1988 in Deed Book 7480, Page 340, in the Register's Office of Davidson County, Tennessee. Marshall L. Hix having died on January 14, 2018. Last Will and Testament of Marshall L. Hix filed in the Circuit Court of Davidson County, Tennessee in Probate No. 18P111. Said Last Will and Testament having named Gail Smith Bradford as Executrix of the Estate of Marshall L. Hix. Said Last Will and Testament further specially authorizes Gail Smith Bradford as Executrix to convey real estate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2018 and thereafter, for tax parcel identification number 130-03-064.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS AVENUE SECTION, SECTION "A", as recorded in Plat Book 1424, Page(s) 28.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1539, Page 333 and Book 3877, Page 494.

Easement for Sewer, recorded in Book 5787, Page 314.

This is improved property located at 618 Royal Oaks Place Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 11th day of May, 2018.

The Estate of Marshall L. Hix

By: _____

Gail Smith Bradford, Executrix

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Smith Bradford with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Marshall L. Hix, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of May, 2018.

_____

Notary Public

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021