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# WARRANTY DEED

Bill Garrett Davidson County
Batch# 98439 DEEDWARR
05/31/2018 08:22:41 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20180531-0051736

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: May 08, 2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bryan Wicks | Bryan Wicks | 01400002100 |
| (NAME) | (NAME) | |
| 7156 Bidwell Road | 7156 Bidwell Road | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Joelton, TN 37080 | |
| (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, We, **Mallory K. Messer and Preston S. Messer, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bryan Wicks,** 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, described according to a survey of a part of the A. J. William Tract, according to a survey made by Hickerson-Miller Engineers-Surveyors, and shown as Tract 23 on said survey as follows:

Beginning at a point in the easterly margin of Harper Road, said point being 1179.5 feet north of the centerline of Highway No. 112, being the corner of Lots 23 and 24; thence with the margins of said road, north 2 deg. 13' west 100 feet to a point; thence north 89 deg. 00' east 435 feet to a point; thence south 2 deg. 13' east 100 feet to a point; thence south 89 deg. 00' west 435 feet to the point of beginning.

Being the same property conveyed to Mallory K. Messer and Preston S. Messer, wife and husband by deed dated December 31, 2015 from Robert G. Myers, III and wife, Elizabeth A. Myers of record in Instrument No. 20160107-0001584, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7148 Harper Road, Nashville, TN 37080
(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 30th day of May, 2018.

Mallory K. Messer
Mallory K. Messer

Preston S. Messer
Preston S. Messer

State of Tennessee
County of Davidson

On this 30th day of May, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Mallory K. Messer and Preston S. Messer, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 30th day of May, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Wicks

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN