WARRANTY DEED

Bill Garrett Davidson County
Batch# 109854 DEEDWARR
06/28/2018 11:21:27 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20180628-0062470

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-01-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Josh Alan Pickerel	Renasant Bank	173 09 0A 837.00
(NAME) 8279 Patterson Road ~~2708 Dracut Lane~~	(NAME) 2001 Park Place N ~~Suite 650~~	
(ADDRESS) College Grove, TN ~~Nashville, TN 37211~~ 37046	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars ($269,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **George L. Houk, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Josh Alan Pickerel, a single person**, hereinafter called the Grantee, his 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. 722 as shown on the Plan of the Resubdivision of Lots 721 through 725, Section One of Phase 8, Lenox Village, of record as Instrument No. 20100405-0024714 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to George L. Houk and Kathleen N. Houk, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated December 21, 2010 and recorded December 22, 2010 as Instrument No. 20101222-0101920, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to George L. Houk by Quitclaim Deed from Kathleen N. Houk dated November 5, 2013 and recorded November 27, 2013 as Instrument No. 20131127-0121711, in said Register's Office for Davidson County, Tennessee.

Susan Houk, wife of George L. Houk hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

File Number: FRN-184293SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2708 Dracut Lane, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 26th day of June, 2018.

George L. Houk

Susan Houk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named George L. Houk and Susan Hoak, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2018.

Notary Public

My Commission Expires:

(SEAL)



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