Bill Garrett Davidson County
Batch# 124514 DEEDWARR
08/03/2018 01:18:00 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20180803-0076461

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60024
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Henry Thym Katherine Preston Thym 150 Kenner Ave. Nashville, TN 37205	F & M Bank 2021 Richard Jones Road Suite 200 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 11604005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$570,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John S. Hicks, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Henry Thym and Katherine Preston Thym, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 17 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, as revised and shown as Lot A of the Plan of Kenner Manor, Resub. Lot No. 17, of record in Book 3106, page 59, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on and 15' 19 1/2" from the northerly margin of Kenner Avenue and extends back 196 feet on the westerly line and 192.75 feet on the easterly line to a dead line in the rear, measuring 50.08 feet thereon. Together with and subject to Grant of Appurtenant Easements for Joint Driveway of record in Instrument No. 20171107-0014687, said Register's Office.

Being the same property conveyed to John S. Hicks, Jr., unmarried man, Allison W. Hicks, unmarried woman, and John S. Hicks, married man, as joint tenants with right of survivorship by Warranty Deed from Rosemary Watson, an unmarried person, dated July 30, 2014 and recorded on July 31, 2014 of record in Instrument No. 20140731-0068627, in the amount of $440,500.00, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 24, 2018, recorded on May 25, 2018 of record in Instrument No. 20180525-0050465, said Register's Office, John S. Hicks, and Allison W. Hicks conveyed their interest in subject property to John S. Hicks, Jr.

Elizabeth Leigh Ivey, spouse of John S. Hicks, Jr., joins in this conveyance to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 100 and Book 3106, page 59, said Register's Office.

Grant of Appurtenant Easements for Joint Driveway of record in Instrument No. 20171107-0114687, said Register's Office.

This is improved property, known as 150 Kenner Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of August, 2018.

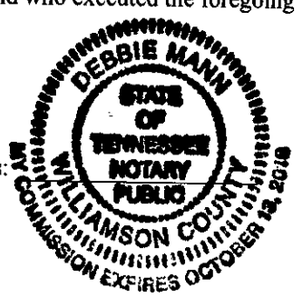
John S. Hicks, Jr.

Elizabeth Leigh Ivey

State of Tennessee

County of Davidson

On this 2nd day of August, 2018, before me the undersigned authority, personally appeared John S. Hicks, Jr. and Elizabeth Leigh Ivey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $570,000.00.

Affiant

Sworn and subscribed before me this 2nd day of August, 2018.



Notary

My Commission Expires: