WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151222 **DEEDWARR**
10/15/2018 08:26:46 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20181015-0101569

J-DTN-18-5021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-13-20 (AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY Exp. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Westwood Managment, Inc	**New Owner**	
(NAME)	(NAME)	**147-10-0-058.00**
256 Seaboard Lane, Ste. C-101		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN SCOTT HOWARD HICKS AND WIFE, SHARON HICKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESTWOOD MANAGMENT, INC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 303 on the Plan of Section Five, Caldwell Country Estates of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Scott Howard Hicks and wife Sharon Hicks by Warranty deed from Hollis E. Hughes, II and Deborah Hughes of record in Book 7796, page 929, Register's Office for Davidson County, Tennessee, dated March 13, 1989 and recorded on March 20, 1989.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5021 Edmondson Pk., Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Witness my/our hand(s) this the 9th DAY OF OCTOBER, 2018.

John Scott Howard, Hicks

Sharon Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN SCOTT HOWARD, HICKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON HICKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212