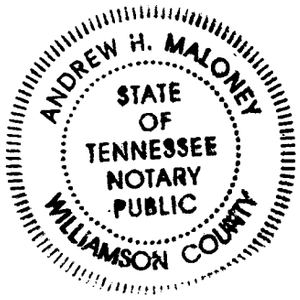
# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 167972 DEEDWARR
11/28/2018 01:12:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20181128-0116086




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$280,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of November, 2018

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Bryant B. Melgar | Pinnacle Bank | 12009001300 |
| 520 McDonald Drive | 150 3rd Avenue South, Suite 900 | |
| Nashville, TN 37217 | Nashville, TN 37201 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sherrie F. Hicks and Byron N. Hicks, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bryant B. Melgar and Katelyn M. Melgar, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 409 on the plan of Glengary Park, Section 4, of record in Book 2900, Page 72, in the Register's Office for Davidson County, Tennessee.**

**Beginning with a point in the easterly margin of McDonald Court at the common corners of Lots 408 and 409; thence with the line between said two lots, 208.5 feet in an easterly direction to a point at the common corners of Lots 408, 409 and 410; thence with the line between said lots 409 and 410, 212.8 feet in a northwesterly direction to a point in the southeasterly margin of McDonald Drive; thence along said margin 80.0 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve, 38.0 feet in a southwesterly direction to a point in the easterly margin of McDonald Court; thence along said margin, 94.2 feet in a southwesterly direction to the point of beginning.**

**Being the same property conveyed to Sherrie F. Hicks and Byron N. Hicks, wife and husband from Howard Hunter and Linda Gregory, Co-Executors for The Estate of Theron S. Hunter by Warranty Deed on December 18, 2017, of record in Instrument Number 20171220-0129530, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 72, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1788, Page 349; Book 2796, Page 604 and Book 3031, Page 42, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 5335, Page 949, Register's Office for Davidson County, Tennessee.

This is improved property known as: **520 McDonald Drive, Nashville, TN 37217**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 19, 2018.

**Byron N. Hicks**

**Sherrie F. Hicks**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sherrie F. Hicks and Byron N. Hicks,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 19, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY