WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/10/19

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 171239 DEEDWARR
12/06/2018 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20181206-0119099

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LauriLo, LLC	Same as new owner	103-08-0-223.00
(NAME)	(NAME)	
276 Kingsbury Grade, Suite 2000		
(ADDRESS)	(ADDRESS)	
Stateline, NV 89449		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JAMES POLK HICKMAN, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO LAURILO, LLC, A NEVADA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 27, Block "G", on the Plan of Cherokee Park, Second Section, as shown on Plat of record in Plat Book 547, page 175 and 176, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

ACCORDING to said Plat, Lot No. 27 fronts 60 feet on the southerly side of Aberdeen Road, and extends back 130.70 feet on the northwesterly line and 138.49 feet on the southeasterly line to a dead line in the rear, measuring 57 feet, thereon.

Being the same property conveyed to JOHNNY HICKMAN, by deed from JOHN A. SHIELDS, of record in Book 5261, page 850, dated March 4, 1978, said Register's Office. The said Johnny Hickman having since died intestate on or about January 13, 1995 leaving JAMES MORRIS HICKMAN AND WIFE, OPAL BAKER HICKMAN, his only heirs at law. For further reference see Affidavit of Heirship of record as Instrument No. _201812060119098_____, said Register's Office. James Polk Hickman, Heir and Administrator of the Estate of John Foster Hickman, James Morris Hickman and wife, Opal Baker Hickman conveyed to JAMES MORRIS HICKMAN AND WIFE, OPAL BAKER HICKMAN AND JAMES POLK HICKMAN, as tenants in common with right of survivorship, by quitclaim deed of record in Book 10254, page 634, dated October 24, 1996, said Register's Office. JAMES MORRIS HICKMAN died on or about February 11, 2010, leaving OPAL BAKER HICKMAN as the surviving tenant by the entirety as to their 1/2 interest. OPAL BAKER HICKMAN died intestate on or about July 2, 2017, leaving JAMES POLK HICKMAN as the sole surviving tenant.

Subject property is not nor has ever been the primary residence of the Grantor.

This conveyance is subject to: Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable; all matters as shown on the Plan of Cherokee Park, Second Section, as shown on Plat of record in Plat Book 547, page 175 and 176, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4027 Aberdeen Rd., Nashville, TN 37205

(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 our hands this 29th day of November, 2018.

James Polk Hickman

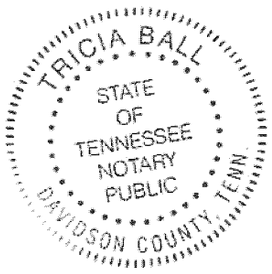
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Polk Hickman, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 29th day of November, 2018.

Notary Public

My Commission Expires:
9/7/21



True Copy Certification

I, Paul F. Soper, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

