WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180443TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin Philip Rarick and Ketley Dale Rarick, husband and wife	Kevin Philip Rarick and Ketley Dale Rarick	
(NAME) 497 Westcrest Drive	(NAME) 497 Westcrest Drive	147-14-0-182.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Two Thousand And No/100 Dollars ($382,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HICKORY CAPITAL NASHVILLE I, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN PHILIP RARICK AND KETLEY DALE RARICK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 93 on the Plan of McMurray Hills of record in Plat Book 3700, Page 5, 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 Hickory Capital Nashville I, LLC by Quitclaim deed from SN Developments, LLC of record in Instrument No. 20180116-0004446 Register's Office for Davidson County, Tennessee, dated January 09, 2018 and recorded on January 18, 2018.

Being the same property conveyed to SN Developments, LLC by Warranty deed from Music City Financial, LLC of record in Instrument No. 20171120-0118928 Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 20, 2017.

Being the same property conveyed to Music City Financial, LLC by Warranty deed from Donna M. Johnson of record in Instrument No. 20171116-0117791 Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on November 16, 2017.

Being the same property conveyed to Donna M. Johnson by Warranty deed from Billy E. Stanley, Sr. and wife, Joann T. Stanley of record in Book 9279, page 9, Register's Office for Davidson County, Tennessee, dated March 09, 1994 and recorded on March 15, 1994.

unimproved ☐
This is improved ☒ property, known as 497 Westcrest Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Y Johnson Davidson County
Batch# 181428 **DEEDWARR**
01/08/2019 10:00:14 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20190108-0001944

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Hickory Capital Nashville I, LLC this 28 day of December, 2018.

Hickory Capital Nashville I, LLC

BY: Hickory Capital Investments, Managing Member

By: _____
Graham Nichols, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of December, 2018, before me personally appeared Graham Nichols, Partner of Hickory Capital Investments, the Managing Member of Hickory Capital Nashville I, LLC, to me known to be the person(s) described in and who executed the foregoing instrument for the purporses therein contained, and who further acknowledged that he is authorized as Partner of Hickory Capital Investments, the Managing Member of Hickory Capital Nashville I, LLC to execute this instrument on behalf of the company

Witness my hand and official seal at Davidson County, Tennessee this 28 day of December, 2018.

Commission Expires: _____

_____
Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022