WARRANTY DEED

Karen Johnson Davidson County
Batch# 185265 DEEDWARR
01/17/2019 03:13:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20190117-0005160

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$230,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of January, 2019

Notary Public
My Commission expires: 7/8/19
(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:
Byron Neal Hicks	Pinnacle Bank	12005014400
515 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, **Arthur C. Litchford and wife, Suzanne S. Litchford,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Byron Neal Hicks and Sherrie F. Hicks, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 446 on the Plan of Glengarry Park, Section IV, as of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee. Said Lot No. 446 fronts 119.2 feet on the Northwesterly side of McDonald Drive and runs back 225.2 feet on the Northeasterly line and 250 feet on the Southwesterly line to a broken line measuring 130.4 feet thereon.

Being the same property conveyed to Arthur C. Litchford and wife, Suzanne S. Litchford from Johnney D. Boucher and wife, Mary H. Boucher by Warranty Deed on November 9, 2010, of record in Instrument Number 20101112-0090752, 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 in the estimated amount of $1,993.17 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 12005014400, which are not due until 10/1/2019.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 72, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 6735, Page 704, Register's Office for Davidson County, Tennessee.

This is improved property known as: **515 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 January 15, 2019.

Arthur C. Litchford

Suzanne S. Litchford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Arthur C. Litchford and wife, Suzanne S. Litchford** 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 January 15, 2019

My commission expires 9/20/2022

Notary Public

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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: 7/8/2019

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