THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 201974 DEEDWARR
03/05/2019 11:16:03 AM 2 pgs
Fees: $13.00 Taxes: $1,997.63

20190305-0019999

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 539,900.00.

Brenda Griggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collective Capital Partners, LLC	owner	MAP 103 03 0
P. O. Box 90973		PARCEL 23900
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brenda Griggs, Executrix of The Estate of Ruth Evelyn Hickman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Collective Capital Partners, LLC, an Arkansas Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the westerly 55 feet of Lot No. 12 of Block 10 on the Plan of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 55 feet on the northerly side of Nebraska Avenue and runs back between parallel lines, with the easterly margin of 48th Avenue North, 160 feet to an alley.

Being the same property conveyed to H. A. Hickman, Jr. and wife, Ruth E. Hickman by warranty deed from H. W. Lepley and wife, Evelyn Lepley of record in Book 2925, page 399, Register's Office for Davidson County, Tennessee, dated July 15, 1959 and recorded on July 16, 1959.

The said H. A. Hickman, Jr. predeceased Ruth E. Hickman leaving her as surviving tenant by the entirety. The said Ruth E. Hickman died October 10, 2018, and her will has been entered into probate in case no. 18P1766 of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Pursuant to the Last Will and Testament of Ruth E. Hickman, the subject property is to be sold by her Executrix, Brenda Griggs, as part of her Residuary Estate. Ruth Evelyn Hickman and Ruth E. Hickman was one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4710 Nebraska Avenue, Nashville, TN 37209.**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 my hand this the 28th day of February, 2019.

The Estate of Ruth Evelyn Hickman

BY: Brenda Griggs, Executrix
Brenda Griggs, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **Brenda Griggs**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of **The Estate of Ruth Evelyn Hickman**, and is authorized by the Estate to execute this instrument on behalf of the Estate.

Witness my hand and seal this the 28th day of February, 2019.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN