WARRANTY DEED

Karen Johnson Davidson County
Batch# 207211 DEEDWARR
03/19/2019 08:44:34 AM 2 pgs
Fees: $13.00 Taxes: $2,886.00
20190319-0024681

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Commission Expires MAY 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald B. Hickson and Rebekah S. Hickson	same	
(NAME)	(NAME)	132-05-0G-001.00-CO
4305 D Gray Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, WE, **TOM BROOKS HARRIS, III AND DEBORAH JANE SHELTON HARRIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERALD B. HICKSON AND REBEKAH S. HICKSON, 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 Unit No. 1 of Gray Oaks Place, a Planned Unit Development, established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and as established by Master Deed and Bylaws of record in Instrument No. 20070207-0016097, as amended in Instrument No. 20070522-0060907 and Instrument No. 20110818-0063831, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the plat of Gray Oaks Place, as shown on Exhibit "B" to said Master Deed of record in Instrument No. 20070207-0016097, said Register's Office, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tom Brooks Harris, III and wife, Deborah Jane Shelton Harris, a married couple, by Quitclaim deed from Deborah Jane Shelton Harris of record in Instrument No. 20180418-0036672 Register's Office for Davidson County, Tennessee, dated April 16, 2018

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4305 D Gray Oaks Drive, Nashville, TN 37204
(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 my hand this 18th day of March, 2019

Tom Brooks Harris III

TOM BROOKS HARRIS, III

Deborah Jane Shelton Harris

DEBORAH JANE SHELTON HARRIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tom Brooks Harris, III and Deborah Jane Shelton Harris, the 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 this 18th day of March, 2019.

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Commission expires:

Notary Public