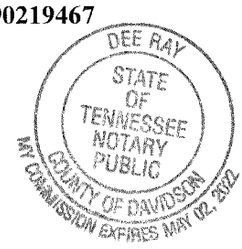
Karen Johnson Davidson County
Batch# 214170 DEEDWARR
04/04/2019 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,559.55
20190404-0030851

32343

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219467** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $421,500.00. Affiant Subscribed and sworn to before me, this 4th day of April, 2019. Notary Public My Commission Expires: 5/2/22

WARRANTY DEED

Address New Owner: William Horace Neal, III and Megan Brittany Neal 1800B Tammany Drive Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-12-0C-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Hicks and Holly L. Hicks, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Horace Neal, III and Megan Brittany Neal, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 1800A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1800 Tammany Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150702-0064142, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Holly L. Hicks and Christopher Hicks, wife and husband by Warranty Deed from North by Northeast Development, LLC, a Tennessee limited liability company, recorded on the 30th day of March, 2016 in Instrument No. 20160330-0030214, corrected by Scrivener's Affidavit recorded in Instrument No. 20160407-0033573, in the Register's Office of Davidson County, Tennessee.

THIS instrument is being executed in behalf of Christopher Hicks pursuant to a Power of Attorney executed by same on the _____ day of _____, 2019, and being filed for record in Instrument No. _____201904040030850_____, and being recorded simultaneously herewith.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150702-0064142.

This is improved property located at 1800B Tammany Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of April, 2019.

Christopher Hicks, by Holly L. Hicks, his attorney in fact.

Christopher Hicks, by Holly L. Hicks, his Attorney in Fact

Holly L. Hicks

Holly L. Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Holly L. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Christopher Hicks and that she is authorized by Christopher Hicks to execute this instrument on his behalf.

Witness my hand, at office, this 4th day of April, 2019.

Notary Public

My Commission Expires: 7/9/22

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

FROM: HOLLY L. HICKS
TO: WILLIAM HORACE NEAL, III

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

HOLLY L. HICKS, AFFIANT

Sworn to and subscribed before me this 4th day of April, 2019.

Notary Public

My Commission Expires: 7/9/22

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

I, the undersigned, 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.

Dee Ray

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public