WARRANTY DEED

Karen Johnson Davidson County
Batch# 223752 **DEEDWARR**
04/30/2019 10:26:07 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20190430-0039795

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

VALERIE L KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-12-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Fickes	Caliber Home Loans, Inc.	142-00-0-061.00
(NAME)	(NAME)	
332 Bellevue Road	3701 Regent Blvd., Suite #180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Irving, TX 75063	
(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, **Scot Fickes, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Fickes, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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, described according to survey by Campbell, McRae and Associates, dated June 22, 1994, as follows:

Beginning at a point in the north margin of railroad right-of-way being the northwest corner of this tract, and the southeast corner of the Charles Johnson property, described in Book 5892, page 427, Register's Office for Davidson County, Tennessee; thence with the Johnson line, North 242 feet plus or minus to a point; thence 117 feet East with the boundary of the Westward Winds Subdivisions, described in Book 3700, page 32, Register's Office for Davidson County, Tennessee, to a point; thence South 28 degrees 30 minutes West, 267.8 feet to a point in the north margin of a railroad right-of-way; thence 149 feet West with the northern margin of the railroad right-of-way to the point of beginning.

Being the same property conveyed to TKM Enterprises, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated October 1, 2018, of record in Instrument No. 20181008-0099534, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Scot J. Fickes, single, by Warranty Deed from TKM Enterprises, LLC, a Tennessee limited liability company, dated February 15, 2019, of record in Instrument No. 20190219-0014707, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 332 Bellevue Road, Nashville, TN 37221
(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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Agreement for Dedication of Public Utilities Easement of record in Book 11473, page 856; Right of way of Bellevue Road; Right of way of railroad; All matters according to survey by Campbell, McRae and Associates, dated June 22, 1994; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 25th day of April, 2019.

Scot Fickes

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Scot Fickes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of April, 2019.

Notary Public
My Commission Expires: 6/12/21

File No.: 29302

