Karen Johnson Davidson County
Batch# 232356 DEEDWARR
05/20/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190520-0047560

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 17th day of May, 2019.

Notary Public
My commission expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 419309

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Bradley Hickman 3360 Hillsboro Pike Nashville, TN 37215	New Owner	117-07-0H 015.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAIFA HALLAQ, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES B. HICKMAN, A UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PLAN OF RODERICK SQUARE, A HORIZONTAL PROPERTY REGIME, AS OF RECORD IN PLAT BOOK 6250, PAGE 928, SAID REGISTER'S OFFICE. THE PART HEREBY DESCRIBED BEING:

UNIT NO. 3360 ON SAID PLAN. AND AS SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO RODERICK SQUARE CONDOMINIUMS.

Being the same property conveyed to Haifa Hallaq, unmarried, by deed from Max E. Roberts, Jr., Executor of the Estate of Jamie L. Roberts, dated 06/20/2005, of record in Instrument No. 20050706-0077705, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3360 Hillsboro Pike, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

HH

Witness my hand this the 17th day of May, 2019.

Haifa Hallaq

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Haifa Hallaq, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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