NEW OWNER:
John Cashin Hicks, III
600 South 15th Street
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-296

MAP & PARCEL
094-01-0-294.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 257155 **DEEDWARR**
07/15/2019 02:09:54 PM 3 pgs
Fees: $18.00 Taxes: $851.00

20190715-0068988

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($230,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Christian David Artz,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **John Cashin Hicks, III, an unmarried person** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christian David Artz by Warranty deed from Arnold Ramos Reyes and Luther Ray Rose, married of record in Instrument No. 20170516-0048545 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 16, 2017.

Being also known as 600 South 15th Street Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26th day of **June, 2019**.

Christian David Artz

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Christian David Artz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of **June, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **230,000.00**.

AFFIANT

Sworn to and subscribed to before me this 26 day of **June, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY