Karen Johnson Davidson County
Batch# 277872 DEEDWARR
08/30/2019 08:58:28 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190830-0087590

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 28 day of August, 2019.

Notary Public

My commission expires: 12/11/2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rene Millan **Kathryn Millan**	New Owner	**03300009200**
1332 S Dickerson Pike		
Nashville, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

Donna Reed Hicks, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rene Millan and Kathryn Millan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A small tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Real Estate of Thos J. Watkins, deceased, of record in Book 42, page 712, said Register's Office, and also shown on Plan of record in Book 371, page 348, said Register's Office, and being partly shown on the plan of the lands of Campbell Brothers of record in Book 547, page 76, said Register's Office, and being known as Lot No. 2 on the Plan of M.M. Cunniff's Subdivision of part of Lot No. 3 of said Watkins Lands and described according to a copy of a survey thereof made by Solon E. Davis, Surveyor, dated November 15, 1952, as follows:

Beginning at a point on the Easterly margin of Dickerson Pike, as now located at an iron pin, the common corner of Lots Nos. 1 and 2; thence South 77 degrees 08'30" East 400 feet to an iron pin; thence South 24 degrees 21'30" West 132.50 feet to an iron pin at the common corner of Lots Nos. 2 and 3; thence with line between said lots, North 77 degrees 8'30" West 400 feet to the Easterly margin of Dickerson Pike at an iron pin; thence along margin of same, North 24 degrees 21'30" East 132.5 feet to the beginning.

Being the same property conveyed to Donna Reed Hicks, by Executor's Deed from James Rowland Oldham, Sr. and Nancy Jean Drake Moses, Co-Executors of The Estate of Ralph H. Drake, dated December 28, 2006, of record in Instrument No. 20070108-0002881, Register's Office for Davidson County, Tennessee. Charles Hicks joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1332 S Dickerson Pike, Nashville, TN 37072.

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 in 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.

Donna Reed Hicks Date: 8-28-19
Donna Reed Hicks

Charles Hicks Date: 8/28/19
Charles Hicks

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Donna Reed Hicks and Charles Hicks, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2019.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER