WARRANTY DEED

Karen Johnson Davidson County
Batch# 337697 DEEDWARR
01/02/2020 03:18:44 PM 2 pgs
Fees: $13.00 Taxes: $724.20

20200102-0000470

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-BJ-19-217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,730.70.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BlackJack Real Estate, LLC	**New Owner**	
(NAME)	(NAME)	**53-13-54.00**
217 Chesterton Court		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES D. HICKS AND WIFE, STARR L. HICKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLACKJACK REAL ESTATE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Kimbolton, Phase I, of record in Plat Book 6900, Pages 276, 277 and 278, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Starr L. Hicks and James D. Hicks, wife and husband, by Warranty Deed from Starr L. Hicks, a married woman, joined by her husband, James D. Hicks, recorded November 20, 2018 in Instrument No. 20181120-0114228, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Starr L. Hicks, a married woman, by Warranty Deed from Peter L. Christiansen and Rynda I. Christensen, recorded November 26, 2008 in Instrument No. 20081126-0115931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 276, 277 and 278, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. Book 7265, Page 655, Book 7464, Page 969, Book 7470, Page 126, Book 7577, Page 553, Book 7799, Page 50 and Instrument No. 20060126-0009811, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- By Laws of record in Instrument No. 20030226-0025658, Register's Office for Davidson County, Tennessee.
- Subject to Indebtedness in the original principal amount of $194,546.00 payable to Reliance First Capital, LLC, as executed by Starr L. Hicks and James D. Hicks, wife and husband, on 11/08/2018 and filed for record on 11/20/2018, in Instrument No. 20181120-0114229, Register's Office for Davidson County, Tennessee.
- Subject to Davidson County taxes for the year 2019 for Map and Parcel 53-13-54.00 due on/before February 29, 2020 in the amount of $1,256.97.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **217 Chesterton Court, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 20th DAY OF DECEMBER, 2019.

James D. Hicks

Starr L. Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. HICKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of December, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STARR L. HICKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of December, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212