Karen Johnson Davidson County
Batch# 345367 DEEDWARR
01/21/2020 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200121-0006750

WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Michael Lichty	US Community CU	119010D00100CO
(NAME)	(NAME)	
2216 A Wickson Ave.	2622 Old Lebanon Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew Hollenbeck,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin Michael Lichty, a single man,** hereinafter called the GRANTEES, their 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, being Unit 1, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2216 Wickson Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20170207-0012923, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Hollenbeck by deed dated March 29, 2018 from Village Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180404-0031577, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2216 A Wickson Ave., Nashville, TN 37210
(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.

Witness my/our hands this 17th day of January, 2020.

Matthew Hollenbeck

State of Tennessee
County of Davidson

On this 17th day of January, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Matthew Hollenbeck, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 17th day of January, 2020.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 20-Lichtyk

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY