Karen Johnson Davidson County
Batch# 393534 DEEDWARR
04/29/2020 03:08:39 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20200429-0045002

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325661

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2020.

Notary Public
My Commission Expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

WARRANTY DEED

Address New Owner: Lea Carol Hall 5624 Ottershaw Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159-10-0A-009.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy G.H. Hickman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lea Carol Hall AKA Lea Carol Owen, Trustee of The Lea Carol Owen Revocable Living Trust dated September 11, 2017**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled Ottershaw Subdivision, of record in Plat Book 7900, page 678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WINSTON CORDELL HICKMAN and wife, EMILY JANE HICKMAN, by deed from OTTERSHAW DEVELOPMENT COMPANY, INC., of record in Book 9386, page 726 , dated June 22, 1994 , said Register's Office.

WINSTON CORDELL HICKMAN conveyed his interest to EMILY JANE HICKMAN , by quitclaim deed of record in Book 11107, page 445, dated September 4, 1998, said Register's Office.

EMILY JANE HICKMAN conveyed her interest to EMILY G. HICKMAN, TRUSTEE OF THE HICKMAN 1998 RESIDENCE TRUST, by quitclaim deed of record in Book 11107, page 447, dated September 4, 1998, said Register's Office.

EMILY G. HICKMAN, TRUSTEE OF THE HICKMAN 1998 RESIDENCE TRUST conveyed her interest to TIMOTHY G. H. HICKMAN, by quitclaim deed of record in Instrument No. 20191127-0122758, dated February 27, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 159-10-0A-009.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 678, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9269, page 483, said Register's Office.

RETURN TO
RUDY TITLE AND ESCROW, LLC

FILE NUMBER E VRES 20 5624

2012 21ST AVENUE SOUTH
NASHVILLE TN 37212

Storm Water Detention Agreement of record in Book 9541, page 475 and Book 9701 ,page 715, said Register's Office.

This is improved property located at 5624 Ottershaw Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2020.

Timothy G.H. Hickman by SK, his Attorney-in-Fact
Timothy G.H. Hickman by Shira Kingrey, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Timothy G. H. Hickman and that she is authorized by Timothy G. H. Hickman to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of April, 2020.

JAnderson
Notary Public

My Commission Expires: _____

J. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022