Karen Johnson Davidson County
Batch# 503056 DEEDWARR
10/29/2020 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20201029-0125648

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-7538-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pamela B. Simmons	SAME	147-15-0-170.00
(NAME)	(NAME)	
322 Blackmon Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MARY KATHRYN HICKERSON THOMAS AND WILLIAM FREDERICK HICKERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA B. SIMMONS AND INTEGRICRAFT CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Being Lot No. 14 on the Plan of Whispering Hills, Section IV, as of record in Book 2900, page 22, Register's Office for said County. Said Lot No. 14 fronts 98 feet on the westerly side of Highcrest Drive and runs back 185.8 feet on the north line and 140 feet on the southerly line to a line in the rear, measuring 108 feet thereon.

Being the same property conveyed toMary Kathryn Hickerson Thomas and William Frederick Hickerson, from William Frederick Hickerson, Executor of the Estate of Mildred Shofner Hickerson, by Deed dated October 29, 2010, of record in Instrument Number 20101103-0088185, Register's Office of Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 505 Highcrest Drive, Nashville, TN 37211
(House No.) (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 our hands this 23 day of October, 2020

Mary Kathryn Hickerson Thomas
Mary Kathryn Hickerson Thomas

William Frederick ~~Henderson~~ Hickerson

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of October 2020, before me personally appeared **Mary Kathryn Hickerson Thomas and William Frederick ~~Henderson~~ Hickerson** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 23 day of October 2020

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24