THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER
ATTORNEYS AT LAW
212 MAIN STREET NORTH
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

Karen Johnson Davidson County
Batch# 506337 DEEDWARRSP
11/02/2020 08:06:36 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20201102-0127400

SPECIAL WARRANTY DEED

For and in consideration of the sum of ONE MILLION DOLLARS ($1,000,000.00), cash in hand paid, the receipt of which is hereby acknowledged; **WILSON BANK & TRUST** has this day bargained and sold and by these presents does hereby transfer and convey unto **SCOT J. FICKES, a single man, his heirs and assigns**, a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to-wit:

MAP & PARCEL: 071 14 0 003.00

BEING Lot 33 of the Plan of Resubdivision of Lots 31, 32 and 33 of the Weakley and Dodd's Subdivision of record in Plat Book 6050, Page 581, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more accurate description.

AND BEING the same property conveyed to Wilson Bank & Trust by Substitute Trustee's Deed from Jamie D. Winkler, Substitute Trustee, dated August 14, 2020, of record as Instrument Number 20200908-0101647, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any and all matters as shown on plat of record in Plat Book 6050, Page 581, Register's Office, Davidson County, Tennessee.

2. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **SCOT J. FICKES, a single man, his heirs and assigns,** forever.

WILSON BANK & TRUST covenants with the Grantee that it is lawfully seized and possessed of said tract of land in fee simple; that it has a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

WILSON BANK & TRUST further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said tract of land to the said **SCOT J. FICKES, a single man, his heirs and assigns,** against the lawful claims of all persons claiming by, through, or under **WILSON BANK & TRUST,** but not otherwise.

Grantor to give Grantee immediate possession.

The 2020 property taxes to be prorated.

Grantee to assume the 2021 property taxes.

WITNESS my signature, this the 23rd day of October, 2020.

WILSON BANK & TRUST

By: _____
MATT ADERHOLD, Collections Manager

STATE OF TENNESSEE]
] ss.
COUNTY OF SMITH]

Before me, Samuel L Moore the undersigned authority of the State and County aforesaid, personally appeared **MATT ADERHOLD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Collections Manager of WILSON BANK & TRUST**, Lebanon, Tennessee, the within named bargainor, a corporation, and that as such **Collections Manager**, being so authorized, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as said **Collections Manager**.

Witness my hand and seal at office in Carthage, Tennessee, this 23rd day of October, 2020.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

_____
Notary Public
My Commission Expires: March 4, 2023

Send 2021 property tax notice to: New Owner

SCOT J. FICKES
616 Watermark Way
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,000,000.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

_____
Affiant

Sworn and subscribed to before me this the 23rd day of October, 2020.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

_____
Notary Public
My Commission Expires: March 4, 2023