Karen Johnson Davidson County
Batch# 688286 **DEEDWARR**
08/02/2021 10:38:05 AM 2 pgs
Fees: $13.00 Taxes: $1,457.80

20210802-0103410

34929-5

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$394,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2021.

Notary Public

My commission expires: 11/06/2024

(AFFIX SEAL)

Destiny Talatham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Donald J. White	**"New Owner(s)"**	**157-08-0A-029.00co**
200 Middleton Ct.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George T. Hicks, Jr. and wife, Susanne L. Hicks, Co-Trustees of the Thomas E. Hicks Irrevocable Trust u/a/d December 27, 2010

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald J. White, a married 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 Lot No. 29 on the Plan of 3rd Revision, Middleton, a Residential Planned Unit Development, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to George T. Hicks by Installment Deed dated November 16, 1982, from Edith K. Weisiger and husband, Felix M. Weisiger and B. Roy Kennedy, Jr. and wife, Mae W. Kennedy of record in Book 5968 Page 36, Register's Office for Davidson County, Tennessee. The said George T. Hicks died in 1992 leaving a Last Will and Testament which was admitted to probate on June 17, 1992, in the Davidson County Probate Court under Case No. 99364. Pursuant to said Will, the property was devised to Sallie R. Hicks, George T. Hicks, Jr., Susan H. Thetford, Catherine H. Obolensky and Judy H. Ison, as Co-Trustees of the George T. Hicks Family Trust. The said property was further conveyed to Sallie R. Hicks by Quitclaim Deed dated December 20, 1994 from Sallie R. Hicks, George T. Hicks, Jr., Susan H. Thetford, Catherine H. Obolensky and Judy Ison, as Co-Executors of the Estate of George T. Hicks of record in Book 9557 Page 246 and by Corrected Quitclaim Deed from Sallie R. Hicks, George T. Hicks, Jr., Judy H. Ison, Catharine H. Obolensky and Susan H. Thetford, as Co-Trustees of the George T. Hicks Family Trust of record in Instrument No. 20080905-0091313. The said Sallie R. Hicks, a widow, further conveyed a total of 64% undivided interest to George T. Hicks, Jr. and wife, Susanne L. Hicks by Quitclaim Deeds of record in Instrument No. 20101229-0103666 dated December 29, 2010, Instrument No. 20110808-0060960 dated June 10, 2011, Instrument No. 20120525-0045471 dated May 24, 2012, and Instrument No. 20130617-0061510 dated June 14, 2013. The said Sallie R. Hicks, a widow, also conveyed a total of 36% undivided interest to George T. Hicks, Jr. and wife, Susanne L. Hicks, Co-Trustees of the Thomas E. Hicks Irrevocable Trust dated December 27, 2010, by Quitclaim Deeds of record in Instrument No. 20101229-0103665 dated December 29, 2010, Instrument No. 20110808-0060961 dated June 10, 2011, Instrument No. 20120525-0045472 dated May 24, 2012, and Instrument No. 20130617-0061511 dated June 14, 2013. The said George T. Hicks, Jr. and wife, Susanne L. Hicks further conveyed their total of 64% undivided interest to George T. Hicks, Jr. and wife Susanne L. Hicks, Co-Trustees of the Thomas E. Hicks Irrevocable Trust dated December 27, 2010, by Quitclaim Deeds of record in Instrument No. 20110808-0060962 dated June 9, 2011, Instrument No. 20120525-0045473 dated May 24, 2012, Instrument No. 20130617-0061512 dated June 14, 2013, and Instrument No. 20140723-0065350 dated July 16, 2014, therefore vesting 100% undivided interest in George T. Hicks and Susanne Hicks, Co-Trustees of the Thomas E. Hicks Irrevocable Trust dated December 27, 2010, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 6900, Page 900, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Amended Declaration of Covenants, Conditions and Restrictions for Middleton, of record in Book 719, Page 345, and, as amended in Book 9816, page 844 and in Book 10714, page 744, Register's Office for Davidson County, Tennessee. By-Laws**

of Middleton Homeowners' Association, Inc. appended thereto in Book 7119, page 364, Register's Office for Davidson County, Tennessee.

3. **Charter of Middleton Homeowners' Association, Inc. of record in Instrument No. 20010327-0028930, Register's Office for Davidson County, Tennessee.**

4. **Storm Water Detention Agreement of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.**

5. **Deeds of Conveyances for Sewer and Water Mains, of record in Book 8377, page 774, Book 8377, page 812 and Book 8377, page 816, said Register's Office.**

6. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **8 Middleton Park Lane, Nashville, TN 37215**

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 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 hand(s) this **30th** day of **July, 2021.**

George T. Hicks, Jr. co-Trustee

George T. Hicks, Jr., Co-Trustee of the Thomas E. Hicks Irrevocable Trust u/a/d December 27, 2010

Susanne L. Hicks co-trustee

Susanne L. Hicks, Co-Trustee of the Thomas E. Hicks Irrevocable Trust u/a/d December 27, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **George T. Hicks and Susanne L. Hicks, Co-Trustees** the within named seller, 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 at Nashville, Tennessee, this **30th** day of **July, 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON