269848

Davidson County DEEDWARR
Recvd: 04/05/06 09:52 2 pgs
Fees:13.00 Taxes:665.63

20060405-0038837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

+Shelia Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: May 24th 2008

(AFFIX SEAL)

K. BRIAN HAY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.
My Commission Expires NOV. 19, 2007

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Suite 214, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman A. Ruben. and wife Jennifer L. Ruben	Herman A. Ruben and wife Jennifer L. Ruben	126-15-OB-278.00 CO
(NAME) 8181 Boone Trace	8181 Boone Trace	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE **Michael S. Hickerson and Tamara D. Hickerson, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herman A. Ruben and wife Jennifer L. Ruben,** 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:
8181 Boone Trace, Nashville, TN 37221

Land in Davidson County, Tennessee, being Lot Number 58, on the Plan of Section Four, Lexington Point Subdivision, of record in Plat Instrument Number 20020116-0006343, Register's Office for said County, to which plan reference is here y made for a more complete and accurate description.

Being the same property conveyed to Michael S. Hickerson and Tamara D. Hickerson, husband and wife, by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, dated February 21, 2003 and filed for record on February 28, 2003 in Instrument Number 20030226-0025292, Register's Office for Davidson County, Tennessee.

.

Unimproved ☐

This is improved ☒ property, known as 8181 Boone Trace, Nashville, TN 37221

(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 our hands this 31st day of March, 2006

Michael S. Hickerson

Tamara D. Hickerson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a **Michael S. Hickerson and Tamara D. Hickerson**, husband and wife, with whom I am personally acquainted and who upon her oath acknowledged herself to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2006.

Commission expires: May 24th 2008

Notary Public

DE LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009