WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return To: Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

3163 / 180

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Svetlana N. Creech	Fifth Third Mortgage	10808006400
(NAME) 3207 Lumberjack Road	(NAME) P.O. Box 170	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Cincinnati, OH 45263	
(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, Steven R. Hickman and Susan E. Hickman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Svetlana N. Creech, an unmarried woman, 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 222-A of Zone Lot Division of Lots 220, 221, 221, Section 2, Larchwood Subdivision of record in Plat book 5800, Page 278, amending plat Book 5200, Pages 57, 58 and 59, register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Hickman and Susan E. Hickman, by Cash Deed dated July 17, 1997 from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington D.C. of record in Book 10536, Page 407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3207 Lumberjack Road, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 01/03/08 11:05 2 pgs
Fees:13.00 Taxes:377.40
20080103-0000598

Witness our hands this 28 day of December, 2007.

Steven R. Hickman

Susan E. Hickman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Hickman and Susan E. Hickman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28 day of December, 2007.

Commission expires:
11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXPIRES
DAVIDSON COUNTY