THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10010026**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $812,500.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2010. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Hickman and Laura Hickman 933 Robertson Academy Rd Nashville TN 37220	New Owner	Tax Parcel ID No. 13213005000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Dorris Jr. and Sharon H. Dorris, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy G. Hickman and Laura Hickman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 33, MAP OF OAK HILL VALLEY SUBDIVISION, as shown on plat of record in Plat Book 1835, Pages 15-16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John R. Dorris, Jr. and wife Sharon H. Dorris by Warranty Deed from Mary M. Greenwalt, recorded on the 12th day of July, 2000 in Instrument No. 200007120068880, re-filed in Instrument No. 200008110079630, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF OAK HILL VALLEY SUBDIVISION, as recorded in Plat Book 1835, Page(s) 15-16, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20100012657 DEEDWARR
Recvd: 03/03/10 13:52 2 pgs
Fees:13.00 Taxes:3006.25
20100303-0016354

Covenants, Conditions and Restrictions recorded in Book 931, Page 53, Book 1788, Page 186 and Book 1972, Page 70 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 933 Robertson Academy Rd Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2010.

John R. Dorris Jr.

Sharon H. Dorris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Dorris Jr. and Sharon H. Dorris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2010.

Notary Public

My Commission Expires: 11/2/10

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner