WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$210,000.00~~

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2011.

Notary Public

Beth Triplett State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

MY COMMISSION EXPIRES:

(AFFIX SEAL)

R-VRES-11-218

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Martin Hickman	New owner	
2018 Hackberry Lane (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-6-408.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ANDY D. MATTHEWS AND WIFE, JAIME L. MATTHEWS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM MARTIN HICKMAN AND CASS HUMPHRIES HICKMAN, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 51 AND THE NORTHWEST TRIANGULAR PART OF LOT NO. 50 ON THE PLAN OF ROLLING ACRES, AS OF RECORD IN PLAT BOOK 1130, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL AND COMPANY, DATED JANUARY 6, 1983, AS FOLLOWS: BEGINNING AT A POINT OF MONUMENT AT THE EASTERLY MARGIN OF NORTH 19TH STREET AND THE SOUTHERLY MARGIN OF HACKBERRY LANE; THENCE WITH THE HACKBERRY LANE 458.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WITH SAID MARGIN 125.0 FEET TO A POINT; THENCE SOUTH 91.0 FEET TO THE COMMON LINE OF LOT NO. 50 AND 51; THENCE 43.0 FEET WITH EAST SIDE LINE OF LOT NO. 51; THENCE 116.0 FEET ALONG THE REAR LINE OF LOT NO. 51, THENCE 190.6 FEET ALONG THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANDY D. MATTHEWS AND WIFE, JAIME L. MATTHEWS BY WARRANTY DEED FROM THOMAS PALLARDY AND WIFE, CATHY PALLARDY, RECORDED ON THE 10TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040810-0096664, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 34; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2018 Hackberry Lane, Nashville, Tennessee 37206

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110024275 DEEDWARR
Recvd: 04/26/11 09:56 2 pgs
Fees:13.00 Taxes:777.00
20110426-0031706

Witness my/our hand(s) this 19th day of April, 2011.

Andy D. Matthews

Jaime Matthews

Jaime L. Matthews

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andy D. Matthews and Jaime L. Matthews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903