BILL GARRETT, Davidson County
Trans:T20110035008 DEEDWARR
Recvd: 06/13/11 08:56 2 pgs
Fees:13.00 Taxes:296.00
20110613-0044897

# WARRANTY DEED

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 4/23/2014
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Waymon Gannon** | **Fifth Third Mortgage Co.** | **051120107.00** |
| (NAME) | (NAME) | |
| **364 Beech Drive** | **5001 Kingsley Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | **Cincinnati, OH 45227** | |
| (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, **Estate of Martha P. Hickman, Linda Therber, Executrix** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Waymon D. Gannon, unmarried** 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. 18 on the Map of Andrew Jackson's Addition to Montague Park Subdivision, as of record in Book 547, Page 83 and 84, Register's Office for said County, to which plat reference is made for a more complete description. .

Being the same property conveyed to Marvin D. Hickman and wife, Martha P. Hickman by deed dated February 5, 1957 from James A. Allen and wife, Myrtle P. Allen of record in Book 2636, page 599, Register's Office for Davidson County, Tennessee. The said Marvin D. Hickman died July 23, 1997 survived by his wife, Martha P. Hickman who thereafter died testate on May 12, 2010 and by will probated in the Seventh Circuit Court of Davidson County Case No. 10P1123 authorize the executor to sale said property.

unimproved ☐

This is improved ☒ property, known as **364 Beech Drive, Madison, TN 37115**

(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 my hand this 2nd day of **June, 2011.**

**Estate of Martha P. Hickman**

Linda Therber Executrix

**By: Linda Therber, Executrix**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Linda Therber** with whom I am personally acquainted, and who, upon oath, acknowledged herself to bethe **Executrix of the Estate of Martha P. Hickman** who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public