WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110066455 DEEDWARR
Recvd: 10/24/11 15:02 2 pgs
Fees:13.00 Taxes:1794.50
20111024-0082663

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2011.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Hicklin **And** **Amanda Hicklin**	SunTrust Mortgage, Inc.	**132-5-C-2CO**
(NAME) **925 Coral Road**	(NAME) 1001 Semmes Avenue	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Richmond, VA 23224	
(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 M. Hehn and wife, Heather Hehn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Hicklin and Amanda Hicklin, husband and wife**, 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 identified on the Plan attached as Exhibit "B" to the Master Deed referenced below as Unit B and also as Unit 183, together with the appurtenant interest in the common elements of Coral Place, a Horizontal Property Regime With Private Elements, established by Master Deed, of record in Instrument No. 20060303-0025038, Register's Office for Davidson County, TN, and Amendment of record in Instrument No. 20060509-0054545 and Amendment to By-Laws of record in Instrument No. 20060509-0054546, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site Plan attached as Exhibit B to the aforementioned Master Deed.

BEING the same property conveyed to Michael M. Hehn, An unmarried man by deed dated 4/28/06 from SK Coral, LLC, A Tennessee limited liability company of record in Instrument No. 20060501-0049787, Register's Office for Davidson County, Tennessee. The said Michael M. Hehn is now married to Heather Hehn.

The said Heather Hehn, wife of the said Michael M. Hehn, join in this conveyance for the purpose of conveying and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **925 Coral Road, Nashville, TN 37204**

(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 19th day of October, 2011.

Michael M. Hehn

Heather Hehn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael M. Hehn and Heather Hehn, the bargainors, 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 Nashville, Tennessee this 19TH DAY OF OCTOBER, 2011.

Commission expires: 7/6/2011

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

Return To: Bell & Alexander Title Services
8110 Isabella Lane Ste. 200
Brentwood, TN 37027