FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 29, 2012.** Notary Public MY COMMISSION EXPIRES: MY COMMISSION EXPIRES

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

OCTOBER 20, 2013

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**12-0521**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dareka Y. Hickman	New Owner	**064-13-0A-012.00 CO**
(NAME) **637 Hardin Shire Drive**	(NAME)	
(ADDRESS) **Old Hickory,TN 37138**	(ADDRESS)	
(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, **Stephanie Levesque, Personally and Gary Adams, II, Personally and Stephanie Levesque, Executrix and Gary Adams, II, Executor of The Estate of Diana Carol Johnson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dareka Y. Hickman and husband, Terrance Lamonte Nicholson,** 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. 12 on the Plan of The Villages at Southfork, as of record in Plan Book 6900, Page 482, Register's Office for said County, To which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sammy Lee Johnson and wife, Diana C. Johnson by Warranty Deed from PHH Homequity Corporation recorded October 5, 1992 in Book 8749, Page 794 Register's Office of Davidson County, Tennessee. Sammy Lee Johnson having since died August 1, 2007. Diane C. Johnson having since died on December 13, 2011vesting said property to Stephanie Levesque and Gary Adams, II, as Co-Executors, and as her only known heirs.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **637 Hardin Shire Drive, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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.

BILL GARRETT, Davidson County
Trans:T20120094573 DEEDWARR
Recvd: 12/11/12 10:05 2 pgs
Fees:13.00 Taxes:495.80
20121211-0114020

IN WITNESS WHEREOF, this instrument has been executed on this the 29th day of November, 2012.

Stephanie Levesque, personally
Stephanie Levesque, Personally

Gary Adams, II, personally
Gary Adams, II, Personally

Estate of Diana Carol Johnson

Stephanie Levesque executrix
By: Stephanie Levesque, Executrix

Gary Adams Executor
By: Gary Adams, II, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Stephanie Levesque and Gary Adams, II**, the bargainors, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon their oath acknowledged that they executed the foregoing instrument for the purpose therein contained, and is their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of November, 2012.

NOTARY

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 7/14/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Stephanie Levesque and Gary Adams, II**, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the **Co-Executors for The Estate of Diana Carol Johnson**, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of said Estate.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of November, 2012.

NOTARY

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 7/14/2013