THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20120094667 DEEDWARR
Recvd: 12/11/12 12:31 2 pgs
Fees: 13.00 Taxes: 418.10

20121211-0114125

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2012

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Johnson	Newowner	14711009900
513 Northcrest Drive		
Nashville, TN 37211		
(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, I, **Carolann Hickman Bryant, Co-Administratrix of the Estate of Morris Wiles Hickman, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Johnson and wife, Abigail Johnson*** Abigail M Johnson

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:

Being Lot No. 456 on the Plan of Whispering Hills, Section 2-C, of record in Book 2663, page 66, Register's Office for said County.

Said Lot No. 456 fronts 187.5 feet on the southerly margin of Northcrest Drive and extends back 229.1 feet on the westerly line and 240.1 feet on the easterly line to a rear line, measuring 145 feet thereon.

Being the same property conveyed to Morris W. Hickman and wife, Jean Hickman by deed dated 6/2/67 from Frank Marek and wife, Margaret M. Marek of record in Book 4140, page 905, Register's Office for Davidson County, Tennessee. The interest of (Martha) Jean Hickman was divested from her and vested in Morris Wiles Hickman by Final Decree of record in Book 8800, page 839, said Register's Office. The said Morris W. Hickman having since died intestate and his heirs at law being Alice S. Hickman, Carolann Hickman Bryant, Teresa Hickman Roberts and Deborah Ruth Hickman Driggers. Deborah Ruth Hickman Driggers and Carolann Hickman Bryant were appointed Co-administratrices for the estate which, pursuant to an order of the Seventh Circuit Court for Davidson County, Tennessee at Nashville Probate Division under Docket No.12P-189, was declared insolvent and the real property became a part of the probate estate and all real property was ordered to be sold by the personal representative and one co-administratrix may sign on behalf of both.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **513 Northcrest Drive, Nashville, TN 37211.**

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 the 30th day of November, 2012

ESTATE OF MORRIS WILES HICKMAN

Carolann Hickman Bryant

Carolann Hickman Bryant, Administratrix

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 **Carolann Hickman Bryant, Administratrix,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2012.

My Commission expires: 4/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public