BILL GARRETT, Davidson County
Trans:T20130033835 DEEDWARR
Recvd: 04/25/13 08:45 2 pgs
Fees:13.00 Taxes:352.98



20130425-0040937

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Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste. A
Columbia, Tennessee 38401

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Richard E. Hickman aka Richard Eugene Hickman by and through Robert A. Ingold, Attorney In Fact, as recorded in Book 20130425 0040936, Page _____, Register's Office of Davidson County, Tennessee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Matthew Ryan Hickerson, unmarried, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LAND located in Davidson County, Tennessee, being Lot No. 11 on the Map of Nolensville Heights, as of record in Book 2083, Page 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 11 fronts 62 feet on the northeasterly side of St. Edwards Drive, around a slight curve, and extends back between lines 225 feet on the westerly line and 231.7 feet on the easterly line to a broken line in the rear measuring 143.03 feet thereon.

BEING the same property conveyed to Richard E. Hickman by deed dated August 26, 1993 and recorded in Book 9059, Page 715, Register's Office of Davidson County, Tennessee.

Map & Parcel: 11910011400

Property Address: 2804 Saint Edwards, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 12th day of April, 2013.

Richard E. Hickman aka Richard Eugene Hickman by: Robert A Ingold Attorney-in-Fact

Richard E. Hickman aka Richard Eugene Hickman By: Robert A. Ingold, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Robert A. Ingold, with whom I am personally acquainted, and who acknowledged that he is the Attorney In Fact of the maker, Richard E. Hickman aka Richard Eugene Hickman, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand at office, this 12th day of April, 2013.

My commission expires: 3/18/14

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $95,400.00

Affiant

Subscribed and sworn to before me this 12th day of April, 2013.

My commission expires: 3/18/14

Notary Public

NEW PROPERTY OWNERS:
Matthew Ryan Hickerson
2804 Saint Edwards
Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:
Churchill Mortgage
761 Old Hickory Blvd, Ste 400
Brentwood, TN 37027