RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01488-14809

BILL GARRETT, Davidson County
Trans:T20130045349 DEEDWARR
Recvd: 05/31/13 10:15 2 pgs
Fees:13.00 Taxes:629.00
20130531-0054931

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Pamela S. Grooms
Affiant

Subscribed and sworn to before me, this 29th day of May, 2013.

Tracey Trumphour
Notary Public
My commission expires: 9.2.2013

06-1305-75159

Address of New Owner:	Send Tax Bills to:	Tax Information
Pamela S. Grooms 1820 Brook Meadow Lane Hermitage TN 37076	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	064-16-0-D-027.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Alex Hickman, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Pamela S. Grooms**, unmarried, hereinafter called the Grantees, their successors 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. 246, on the Plan of Section One, Truxton Park, of record in Instrument No. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Alex Hickman by deed from Ulysses Hernandez, married, dated March 1, 2006, recorded March 6, 2006, of record in Instrument No. 20060306-0025732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1820 Brook Meadow Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29 day of May, 2013.

James Alex Hickman

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Alex Hickman and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand this 29 day of May, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15