Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

BILL GARRETT, Davidson County
Trans:T20130059595 DEEDWARR
Recvd: 07/12/13 13:39 2 pgs
Fees:13.00 Taxes:2072.00
20130712-0072359

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judi Hickman and Charles Hickman	First National Bank	083-09-0-110.00
(NAME)	(NAME)	
1216 Forrest Ave	1540 E. Southlake Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2740	Southlake, TX, 76092	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Alfredo E. Vergara and Sarah Jane Sheldon**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Hickman and Judi Hickman, 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 the West 40 feet of Lot 21 and the last 40 feet of Lot 22, on the Map of the Subdivision of the Andrew Allison Home Place, of record in Book 161, page 74, Register's Office of Davidson County, TN, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Alfredo E. Vergara and Sarah Jane Sheldon by Warranty Deed William A. Baker, II, an unmarried person dated November 14, 2006, of record in Instrument No. 20061114-0141255, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1216 Forrest Ave, Nashville, TN 37206-2740

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, has 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 our hands this **1st** day of **July, 2013**

Alfredo E Vergara by Sarah Jane Sheldon
Attorney in Fact

Sarah Jane Sheldon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Sarah Jane Sheldon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of **July, 2013**

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Sarah Jane Sheldon, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Alfredo E. Vergara, and who acknowledged that she executed the same as the free act and deed of the said Sarah Jane Sheldon, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130712-0072358, said Register's Office.

Witness my hand and official seal this 1st day of July, 2013.

NOTARY

My Commission Expires:

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016