BILL GARRETT, Davidson County
Trans:T20130095747 DEEDWARR
Recvd: 11/08/13 13:54 2 pgs
Fees:13.00 Taxes:810.30
20131108-0116197

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $219,000.00.

Jennifer Crowell
Affiant

Subscribed and sworn before me this the 4th day of November, 2013.

Notary Public
My commission expires: 4-7-17

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Hickman	SWBC Mortgage Corporation	83-12-190
1010 Delmas Avenue	9311 San Pedro Avenue, Ste 100	
Nashville, TN 37216	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KENNETH L. BAIRD AND WIFE, MARTHA N. BAIRD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN HICKMAN AND NATALIE HICKMAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of East Towne, Section One, as of record in Book 3700, page 147, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Kenneth L. Baird and wife, Martha N. Baird by Warranty Deed from Randall Fletcher and wife, Sandra Fletcher, dated July 3, 1995, of record in Book 9725, page 438, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2608 Dixon Drive, Nashville, TN 37206.

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/or 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 successors, 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 4th day of November, 2013.

Kenneth L. Baird
Kenneth L. Baird

Martha N. Baird
Martha N. Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth L. Baird and Martha N. Baird, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2013.

My commission expires: 9/9/14

Notary Public



mnb