WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140027613 DEEDWARR
Recvd: 04/23/14 09:48 2 pgs
Fees:13.00 Taxes:448.63

20140423-0034055

G-PP-14-3817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JoAnne Hickman and Frank Hickman	**Same as New Owner**	
(NAME)	(NAME)	**074-12-0-092.00**
4681 Chandler Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GERI A. WANN AND JOSEPH HENRY HOWARD, WIFE AND HUSBAND ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOANNE HICKMAN AND FRANK HICKMAN, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that 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. 518 on the Plan of Hermitage Hills Section 5 of record in Plat Book 3300, Page 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Geri A. Wann, unmarried by deed from James O. Lyttle and wife, Betty A. Lyttle of record in Instrument No. 20021206-0150768 Register's Office for Davidson County, Tennessee, dated November 20, 2002 and recorded on December 6, 2002.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3817 Plantation Drive, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16 DAY OF APRIL, 2014.

Geri A. Wann

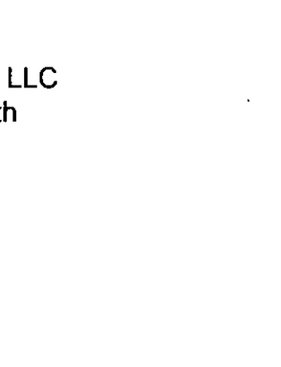
Joseph Henry Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERI A. WANN and JOSEPH HENRY HOWARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212