WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063271 DEEDWARR
Recvd: 08/26/14 15:15 3 pgs
Fees:18.00 Taxes:703.00
20140826-0077838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert J. Derveloy, IV and Brianne M. Brucker Derveloy, husband and wife	NEW OWNER	174 11 0A 230.00
(NAME)	(NAME)	
2329 Haskell Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mark E. Hickman and Julia D. Hickman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert J. Derveloy, IV and Brianne M. Brucker Derveloy, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot 329, on the Plan of Cane Ridge Farms, Phase Four of record as Instrument #20030721-0101773; as amended by Surveyor's Certificate of Correction in Instrument #20010815-0088370, said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same premises conveyed to Mark E. Hickman, Husband and Wife, Julia D. Hickman by Warranty Deed from NVR Inc., A Virginia Corporation T/A Fox Ridge Homes dated March 30, 2005 and recorded April 5, 2005 as Instrument No. 20050405-0036727, in said Register's Office for Davidson County, Tennessee.

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.

File Number: MTJ-141166

unimproved ☐
This is improved ☒ property, known as 2329 Haskell Drive, Antioch, TN 37013

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 22nd day of August, 2014.

Mark E. Hickman

Julia D. Hickman by Mark E. Hickman, her Attorney in Fact

her Attorney in Fact

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

File Number: MTJ-141166

STATE OF Tennessee

County OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Mark E. Hickman, to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of Julia D. Hickman as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Julia D. Hickman for the purposes therein contained.

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public
My Commission Expires: September 9, 2014

(SEAL)

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

STATE OF Tennessee

County OF Rutherford

I, Robbin Teasley, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Mark E. Hickman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public

My Commission Expires: September 9, 2014

(SEAL)

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

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