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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 17th day of October 2014.

Notary Public
My commission expires: 6-18-18

06-1409-75821

Address of New Owner:	Send Tax Bills to:	Tax Information
Frank Hickman 4681 Chandler Rd Hermitage, TN 37076	NEW OWNER	108-12-0-B-215.00-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, Joel W. Simmons and wife, Therisa J. Simmons, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Frank Hickman and wife, JoAnne Hickman, 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. 20, on the Plan of Section One, Harborview, Final Phase, of record in Book 9700, Page 192, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel W. Simmons and wife, Therisa J. Simmons by deed from Precision Homes, Inc., dated April 25, 1997, recorded April 29, 1997, of record in Book 10432, Page 588, 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 3413 Harbor Hill, Nashville, TN 37214

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 seised 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.

BILL GARRETT, Davidson County
Trans:T20140078619 DEEDWARR
Recvd: 10/20/14 09:15 2 pgs
Fees:13.00 Taxes:490.25
20141020-0096285

WITNESS my hand this 17th day of October, 2014.

Joel W. Simmons

Therisa J. Simmons

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel W. Simmons and Therisa J. Simmons, 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 in Nashville, TN, this 17th day of October, 2014.

Notary Public

My Commission expires 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY