Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $182,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2015.

Notary Public
My commission expires: 5/5/15

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

05-1501-66472

Address of New Owner:	Send Tax Bills to:	Tax Information
Neil Allen Hickman	Wilson Bank & Trust	086-14-0-B-064.00-CO
3152 Lake Drive	1436 W Main Street	
Hermitage TN 37076	Lebanon, TN 37087	

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, Suzanne M. Montalvan and husband, Robert A. Montalvan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Neil Allen Hickman and Chelsea Layne Hickman, husband and wife, 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. 116, on the Plan of Revised Final Plat, Fleetwood Subdivision, Phase One, of record in Book 6900, Pages 465 and 466, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne M. Seeley by deed from Jack T. Wilton, Sr. and Marlene Wilton, husband and wife, dated October 1, 2007, recorded October 23, 2007, of record in Instrument No. 20071023-0125262, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Suzanne M. Montalvan and husband, Robert A. Montalvan by Quitclaim Deed from Suzanne M. Seeley now known as Suzanne M. Montalvan, dated September 7, 2010, recorded September 16, 2010, of record in Instrument No. 20100916-0073862, 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 3152 Lake Drive, Hermitage, TN 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 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:T20150014479 DEEDWARR
Recvd: 02/27/15 11:58 2 pgs
Fees:13.00 Taxes:673.40
20150227-0017076

WITNESS my hand this 25th day of February, 2015.

Suzanne M. Montalvan

Robert A. Montalvan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suzanne M. Montalvan and Robert A. Montalvan, 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 Hendersonville, TN, this 25th day of February, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY