Davidson County DEEDWARR
Recvd: 06/11/15 15:41 3 pgs
Fees:18.00 Taxes:580.90
20150611-0055545

WARRANTY DEED

SR15-0208

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Hickman	Frank Hickman	
~~208 Fitzpatrick Place~~ 4681 Chandler Rd. (ADDRESS)	(NAME) 4681 Chandler Rd. (ADDRESS)	
~~Nashville, TN 37214~~ Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	108-04-0A-069.00-CO

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, we KARI MICHELLE MULLINS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANK HICKMAN AND WIFE JOANNE HICKMAN , 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. 14 on the Plan of First Revision Villages of Larchwood Phase II, Section II of record in Plat Book 9700, Page 530, as further revised in Book 9700, Page 627, 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 Kari Michelle Mullins an unmarried woman by Warranty deed from Bryan S. Bowman of record in Instrument No. 20070604-0065953 Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 04, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 530 and revised in Book 9700, Page 627, Book 9700, Page 104, revised in Book 9700, page 105, Book 8067, Page 792, Book 8150, Page 765, Book 8495, Page 747, Book 10715, Page 162, Book 10940, Page 499, Book 11448, Page 741 and Instrument No. 20010625-0067106, Book 8376, Page 933, Book 10715, Page 160, Book 8400, Page 677 and Book 8543, Page 303, Instrument Number 20070604-0065953 , Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 208 Fitzpatrick Place, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 5th day of June, 2015.

Kari Michelle Mullins

STATE OF Tennessee
COUNTY OF Davidson

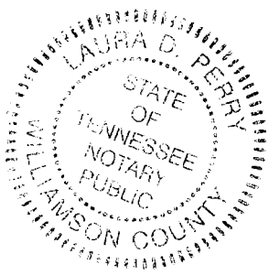
On this the 5th day of June, 2015, before me personally appeared Kari Michelle Mullins an unmarried woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of June, 2015.

Notary Public

My Commission Expires: 10-11-15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Pam Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2019

