BILL GARRETT, Davidson County
Trans: T20170031334 DEEDWARR
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Fees: 13.00 Taxes: 259.00



20170413-0036326

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JAMES R. HICKMAN, JR.
5462 Lickton Pike
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
23 - 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DARRIN HICKMAN and wife, JENNIFER HICKMAN, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JAMES R. HICKMAN, JR., hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin at the intersection of the center line of Lickton Pike and the easterly margin of a private road; thence with the center line of Lickton Pike, North 49° east 4 poles and 6 links to an iron pin; thence leaving said Pike, North 42° west 12 poles and 8 links to a stone at a fence South 47° west 3 ½ poles to the easterly margin of a private road; thence with the margin of the same, South 35° east 13 poles and 23 links to the beginning.

Being the same property conveyed to Darrin Hickman and wife, Jennifer Hickman by Quitclaim Deed from James R. Hickman, Jr. recorded on January 10, 2012 in Instrument No. 20120110-0002603, Register's Office for Davidson County, Tennessee.

This is improved property known as 5464 Lickton Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 11 day of April, 2017.

DARRIN HICKMAN

JENNIFER HICKMAN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, Darrin Hickman and Jennifer Hickman, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of April, 2017.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer ~~is~~ $ 70,000.00.

~~AFFIANT~~

Subscribed to and sworn before me, this the 11 day of April, 2017.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
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