(2)

Warranty Deed

Bill Garrett Davidson County
Batch# 5321 **DEEDWARR**
09/27/2017 02:04:00 PM 2 pgs
Fees: $13.00 Taxes: $2,602.73

20170927-0098992

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $703,440.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2017.

Notary Public

My commission expires: 03-08-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robyn E. Burrows Michael R. Burrows	PNC Mortgage, a division of PNC Bank NA P. O. Box 6534 Carol Stream, IL 60197-6534	
1216 Forrest Avenue		08309011000
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES HICKMAN AND JUDI HICKMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBYN E. BURROWS AND MICHAEL R. BURROWS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 the West 40 feet of Lot No. 21 and the East 40 feet of 22 on the Map of Subdivision of Andrew Allison Home Place of record in Plat Book 161, Page 74, 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 Charles Hickman and Judi Hickman, husband and wife by Warranty deed from Alfredo E. Vergara and Sarah Jane Sheldon of record in Instrument No. 20130712-0072359 Register's Office for Davidson County, Tennessee, dated July 1, 2013 and recorded on July 12, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1216 Forrest Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of September, 2017.

Charles Hickman by [signature] Attorney in Fact

Charles Hickman by Russell Hickman,
Attorney in Fact

Judi Hickman by [signature] Attorney in Fact

Judi Hickman by Russell Hickman,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Russell Hickman, as Attorney in Fact for Charles Hickman and Judi Hickman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2017.

[signature]
Notary Public

My Commission Expires: 7-2-18