THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527385

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARCH 7, 2023

Karen Johnson Davidson County
Batch# 429790 **DEEDWARR**
07/01/2020 01:27:14 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20200701-0071385

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy G. Hickman 933 Robertson Academy Rd Nashville, TN 37220	New Owner	Tax Parcel ID No. 146-16-0-168.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Herndon and Margaret Herndon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy G. Hickman and Laura Anne Hickman, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 951, as shown on the map entitled Plan of Brentwood Hall, Section IX, of record in Plat Book 2331, page 92 (erroneously shown as Plat Book 2231, page 92 on the previous deed s), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES HERNDON and MARGARET HERNDON, HUSBAND AND WIFE, by deed from BENJAMIN W. WEIGEL and wife, CAROLINE E. WEIGEL, of record in Instrument No. 20160218-0015506 , dated February 17, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 146-16-0-168.00.

Davidson County taxes for 2019, Map-Par. 146-16-0-168.00, $3,338.78, PAID.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2331, page 92, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5626, page 800, said Register's Office.

This is improved property located at 5212 Smartt Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2020.

Charles Herndon

Margaret Herndon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Herndon and Margaret Herndon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2020.

Notary Public

My Commission Expires: _____