This Instrument Prepared by Judy Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

ANBU-01547

# WARRANTY DEED

**THIS INDENTURE,** made this 17 day of December, A.D., 2006, between **Scott L. Dickson and Stacy S. Dickson, his wife**, of the City of Nashville, State of Tennessee, First Parties, and and Seth W. McCormick, unmarried, of the City of Nashville, State of Tennessee, Second Parties

**WITNESSETH;** that said First Parties, for and in consideration of the sum of Ten and No/100 ——————**DOLLARS** ($ 10.00——————) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 366, on the Plan of Bradford Hills, Section Eight, of record in Plat Book 7900, page 387 and 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Scott L. Dickson and wife, Stacy S. Dickson, by Warranty Deed from Shunll K. Joseph and wife, Robin M. Joseph, of record in Instrument Number 20050715-0082439, Register's Office for DAVIDSON County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except See Attached Exhibit A

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

Davidson County DEEDWARR
Recvd: 01/09/07 14:08 3 pgs
Fees:18.00 Taxes:787.73
20070109-0003890

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.)
Scott L. Dickson

_____(L.S.)

_____(L.S.)
Stacy S. Dickson

**STATE OF TENNESSEE** }
**COUNTY OF** Orange }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Scott L. Dickson and Stacy S. Dickson, his wife,** the within named bargainor, 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 and official seal at office, in Orange County, this 17 day of December 2006

_____
Notary Public

My Commission expires August 24, 2010

CYNTHIA SESSIONS
Notary Public - State of Florida
My Commission Expires Aug 24, 2010
Commission # DD 588650
Bonded By National Notary Assn.

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Seth W. McCormick
ADDRESS 209 Woodfield Cove
Nashville TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Fifth Third Mortgage Company
ADDRESS 5050 Kingsley Drive, MD 1MOB 2X
Cincinnati, OH 45263

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 212,900.00. Affiant Seth W. McCormick.

Subscribed and sworn to before me this 4 day of January 2007.

Notary Public Dennis C. Allis

DENNIS C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

exp 5/24/2008

Exhibit A

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 172-12, GROUP B. PARCEL 145.00

2. All matters as set forth on the Plan of record in Plat Book 7900, page 387 & 388, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions, of record in Book 8069, page 170; and as amended in Book 8634, page 799, and in any allied instrument(s) referred to in said restrictions, Register's Office for DAVIDSON County, Tennessee.

4. By-laws of Bradford Hills of record in Book 8071, page 531, said Register's Office.

5. Charter of Bradford Hills Homeowner's Associaiton, of record in Book 8071, page 520, said Register's Office.