File No. 270901164

WARRANTY DEED

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,750.00

Bonnie Brothers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of October, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/22/07 14:54 2 pgs
Fees:13.00 Taxes:846.38
20071022-0125037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca N. Dickinson	NEW OWNER	114-07-0B-045.00 CO
(NAME)	(NAME)	
1000 Wellmoor Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Bryan E. Linggi and Michelle S. Linggi, husband and wife, , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca N. Dickinson and Andrew C. Dickinson, wife and husband, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 105 on the Plan of Section One, WESTCHASE of record in Instrument No. 20021203-0148525, the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bryan E. Linggi and Michelle S. Linggi, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20031103-0160691, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.
Subject to all matters as set forth per Instrument No. 20021203-0148525, Register's Office of said County.
100' – TVA Easement of record in Deed Book 751, Page 374, Book 787, page 13 and Book 787, page 14, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998, Register's Office for said County.
Agreement for Dedication of Easements for Sanitary Sewer of record in Deed Book 5222, Page 720, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998, Register's Office for said County.
Agreement for Dedication of Easements for Public Utilities of record in Deed Book 8626, Page 852, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998, Register's Office for said County.
Easement for the flow of a creek as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
Agreement for Dedication of Sewer Line Easement of record in Instrument No. 20021028-0131574, Register's Office for said County.
Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021104-0134795, Register's Office for said County.
Agreement for Outconveyance to Karl E. Haury, Jr. of record in Instrument No. 20021028-0131572, Register's Office for said County.
Rights of ingress and egress to an from a family cemetery as set forth in Section 3, of record in Deed Book 2484, Page 315, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998, Register's Office for said County.
Subject to all matters on the Plan of P.U.D. Boundary, Westchase of record in Deed Book 9700, Page 521, Register's Office of said County.
Subject to lien for Special Assessments as contained in the restrictions.
Subject to the rights of others in and to the common areas and/or elements of Westchase.
Restrictive Covenants of record in Instrument No. 20021126-0146387, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1000 Wellmoor Ct., Nashville, TN 37209

(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), 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), 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 our hands this 16 day of October, 2007.

Bryan E. Linggi

Michelle S. Linggi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Bryan E. Linggi and Michelle S. Linggi, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 16 day of October, 2007.

Commission expires: 1-20-09

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 270901164

RETURN TO: