File No. 271201035

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Jessica Talbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2008.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/09/08 12:06 2 pg
Fees:13.00 Taxes:597.55
20080109-0002682

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri Lee Dickerson	Bank of America, N.A.	086-09-0-042.00
(NAME)	(NAME)	
3209 Dockside Drive	PO Box 45140	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Jacksonville, FL 33223	
(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, We, Craig A. Working and Jennifer R. Working, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherri Dickerson, a married person, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 50 on the plan of SECTION THREE, LAKESIDE WOODS ESTATES, as shown by plat of record in Plat Book 7900, Pages 218, 219 & 220, of 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 Craig A. Working and Jennifer Jacobs, both unmarried, joint tenants with the right of survivorship, by Deed dated May 15, 1992, from Larry W. Powell, unmarried, of record in Book 8629, Page 53, Register's Office for said County. The said Jennifer has since married Craig A. Working and is now known as Jennifer R. Working.

Subject to all matters as set forth per Plat Book 7900, Pages 218-220, Register's Office of said County.

Restrictive Covenants of record in Book 8228, Page 335, 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 3209 Dockside Drive, Hermitage, TN 37076
(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), HER 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), HER 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.

Craig A. Working

Jennifer R. Working

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Craig A. Working and Jennifer R. Working the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of January, 2008.

Commission expires: April 7 2009

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

File Number: 271201035

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122