File No. 280300350

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/08 10:53 2 pgs
Fees:13.00 Taxes:943.50
20080402-0032972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$255,000.00**

Mary Burkhart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/24/2009
(AFFIX SEAL)

DENISE C. ARLITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy E. Greer	Pinnacle National Bank	**Map 018-00-0** **Parcel 91.00**
(NAME) **5549 Brick Church Pike**	(NAME) 211 Commerce St. Ste 300	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Nashville, Tn 37201	
(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,

Judith O. Dickens and husband, O'Neal Dickens,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Kathy E. Greer,

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:

LAND situated in the 10th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at an iron pin (new), in the Southerly margin of Brick Church Pike, the Northeast corner of a tract of land which belongs to James W. Hymer, having a deed reference in Book 5325, Page 161, Register's Office for Davidson County, Tennessee, the Northwest corner of this tract, and continuing with the margin of Brick Church Pike, as follows: with a curve to the left, having a radius of 310.88 feet, an arc distance of 182.04 feet, and a chord bearing of N 67° 59' 10" E, 179.45 feet; thence, N 51° 12' 37" E, 58.63 feet; thence with a curve to the right, having a radius of 410.63 feet, an arc distance of 83.32 feet, and a chord bearing of N 57° 01' 24" E, 83.18 feet; thence, N 62° 50' 10" E, 37.27 feet; thence with a curve to the right, having a radius of 129.07 feet, an arc distance of 72.60 feet, and a chord bearing of N 78° 57' 04" E, 71.65 feet; thence, S 84° 56' 03" E, 50.85 feet; thence with a curve to the right, having a radius of 242.50 feet, an arc distance of 35.81 feet and a chord bearing of S 80° 42' 12" E, 35.78 feet to an iron pin (new), in the Southerly margin of Brick Church Pike; thence, with a new line, as follows: S 11° 50' 17" W, 306.31 feet to an iron pin (new); thence, S 86° 32' 25" W, 162.12 feet to a cedar tree; thence, S 26° 40' 19" W, 382.83 feet to an iron pin (new); thence, N 73° 10" 34" W, 402.07 feet to an iron pin (new), in the Easterly boundary of said tract of land which belongs to James W. Hymer; thence with the boundary of said tract of land, which belongs to James W. Hymer, as follows: N 46° 45' 00" E, 39.07 feet to an iron pin (new); thence, N 52° 15' 00" E, 147.00 feet to an iron pin (new); thence, N 42° 45' 00" E, 85.70 feet to an iron pin (new); thence, N 35° 28' 00" E, 149.81 feet to an iron pin (new); thence, N 17° 38' 00" E, 66.99 feet, to the point of beginning, containing 5.01 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated May 21, 2002.

Being ~~part of~~ the same property conveyed to Judith O. Dickens by Quitclaim Deed dated April 28, 1997, from O'Neal J. Dickens, of record in Book 10433, Page 485, and by Deed of Correction to Correct Legal Description dated May 13, 2003, of record by Instrument No. 20030513-0064474 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

O'Neal Dickens joins in this conveyance to relinquish any and all right marital, homestead, or otherwise, which he may have I the herein described property, by virtue of his marriage to Judith O. Dickens.

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 **5549 Brick Church Pike, Goodlettsville, TN 37072**

(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.

Witness our hands this 26th day of March, 2008.

Judith O. Dickens

Judith O. Dickens

O'Neal Dickens

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Judith O. Dickens and husband, O'Neal Dickens**, 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of March, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Mary Birthright

Notary Public

File Number: 280300350

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072