WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 4-16-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Shawn Renegar	TN BANK & TRUST	Map 61-16
(NAME)	(NAME)	
4204 Kennedy Avenue	330 MAYFIELD DR. C-6	Parcel 70
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	FRANKLIN TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DIANE HILLSGROVE AND STEVEN R. DICKERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT SHAWN RENEGAR, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Block B, Greenland Estates, of record in Plat Book 974, page 13, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lockie S. Dickerson, unmarried, by deed from David F. Brace, Jr. and wife, Verliah N. Brace of record in Book 2153, page 361, said Register's Office. Lockie S. Dickerson conveyed her interest in said property to Richard C. Dickerson, however she retained a life estate for herself, by Quitclaim Deed of record in Book 5816, page 626, said Register's Office. Lockie S. Dickerson died June 12, 1995. Richard C. Dickerson (A/K/A Richard Cecil Dickerson) died April 7, 2007. Diane Hillsgrove and Steven R. Dickerson are the devisees under the will of Richard Cecil Dickerson probated under Docket No. 09P-1362 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and of record as Instrument #20090908-0084132, Register's Office for Davidson County, Tennessee.

This has never been the residence of the Grantors herein.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 974, page 13, said Register's Office; (c) restrictive covenants of record in Book 1151, page 473 and Book 1715, page 111, said Register's Office; and (d) easement of record in Book 4203, page 368, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090064849 DEEDWARR
Recvd: 09/23/09 08:27 2 pgs
Fees:13.00 Taxes:407.00
20090923-0088372

unimproved ☐

This is improved ☒ property, known as 4204 Kennedy Avenue, Nashville, Ten

(House Number) (Street) (P.O. Address) (City o. (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 16th day of September, 2009.

Diane Hillsgrove

Steven R. Dickerson

STATE OF NORTH CAROLINA
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane Hillsgrove, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cary (city), North Carolina this 16th day of September, 2009.

Commission expires: 11/5/2013

Notary Public

JANET E. JANUMS NOTARY PUBLIC WAKE COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Dickerson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cary (city), North Carolina this 16th day of September, 2009.

Commission expires:
11/5/2013

Notary Public

JANET E. JANUMS NOTARY PUBLIC WAKE COUNTY, N.C.