WARRANTY DEED

File #09101749



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2009.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Pardue, married	Brand Mortgage Group	161-15-0-B-029.00CO
(NAME)	(NAME)	
519 Swiss Ave	6224 Sugarloaf Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Duluth, GA 30097	
(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, I/WE, **Grant Dickey and Jamie Heinrich(now known as Jamie Heinrich Dickey),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Pardue, married** 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:

Being Unit No. 29, on the plan of RoseMonte, Phase 1, as the same appears of record in the Master Deed in Instrument No. 20051117-0138877, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Grant Dickey and Jamie Heinrich, now known as Jamie Heinrich Dickey by deed from J2K Builders, dated 7/7/06, of record in Instrument No. 20060804-0095852, said Register's Office.

This conveyance is subject to: Master Deed of record in Instrument No. 20051117-0138877, amended in Instrument No. 20070517-0059078, said Register's Office.; Homeowner's Association Charter of record in Instrument No. 20051122-0141352, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 519 Swiss Ave, Nashville,TN,37211
(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 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.

BILL GARRETT, Davidson County
Trans:T20090080024 DEEDWARR
Recvd: 11/25/09 09:37 2 pgs
Fees:13.00 Taxes:582.75
20091125-0108307

Witness our hands this 30th day of October, 2009.

Grant Dickey

Jamie Heinrich Dickey

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Grant Dickey and Jamie Heinrich Dickey with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 30th day of October, 2009.

Commission expires: 7-18-2010

Vanessa E. Allen
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130