WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100017522 DEEDWARR
Recvd: 03/25/10 13:45 2 pgs
Fees:13.00 Taxes:210.90
20100325-0022370

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Randall Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd OF March, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Ford	Numerica Mortgage	**119-5-222**
(NAME) **117 Jay Street**	(NAME) 615 Lynnhaven Pkwy	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Virginia Beach, VA 23451	
(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, **Cason A. Dickinson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall Ford**, 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 a part of Lot No. 186 in the subdivision of Lot No. 5 on the Plan of the re-subdivision of Lots Nos. 3, 4 and part of 5, in Cumberland Nurseries Plan, as of record in Book 332, page 148, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Jay Street, 120 feet east of the southeast corner of Foster Avenue and Jay Street; thence with the southerly margin of Jay Street, eastwardly 58 feet; thence southerly 91 feet; thence westwardly 58 feet; thence northwardly 91 feet to the southerly margin of Jay Street, the point of beginning.

Being the same property conveyed to Theodore Vincent Wright and wife, Nellie Aileen Wright by deed from William O. Lee, Trustee of record in Book 4243, page 93 dated June 11, 1968, Register's Office for Davidson County, Tennessee and further conveyed to Cason A. Dickinson by deed from Nellie Aileen Wright, unmarried of record in Instrument No. 20081027-0107062 Register's Office for Davidson County, Tennessee dated October 22, 2008.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **117 Jay Street, 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.

Witness my hand this March 22, 2010.

Cason A. Dickinson

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 Cason A. Dickinson, 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 Nashville, Tennessee this March 22, 2010.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011