BILL GARRETT, Davidson County
Trans:T20100018278 DEEDWARR
Recvd: 03/29/10 14:23 2 pgs
Fees:13.00 Taxes:1387.50
20100329-0023371

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00
Carmen Coates
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2010
Steven T. Morris
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Dickson II and Nancy J. DiNunzio	US Bank Home Mortgage	10410011300
(NAME) 507 Chesterfield Ave	(NAME) 3151 Highland Pointe Dr	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Owensboro KY 42303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **JDR Investments LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph L. Dickson II a single man and Nancy J. DiNunzio**, a single woman as joint tenants with right of survivorship, 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. 174 and parts of Lots Nos. 175, 176, and 177 on the Map of R. W. Grizzard's Subdivision of the Bosley Tract, not of record, described according to a survey made by Earl Drake, dated October 10, 1930, as follows:

Beginning on the southwesterly margin of Chesterfield Avenue at a point 70 feet southeast of the southeastern corner of the property conveyed to Bruce P. Shepperd, by deed from W. E. Althauser, of record in Book 658, page 27, said Register's Office; said point being the corner of Lots Nos. 173 and 174; thence with the line between said lots southwestwardly 193 feet to the corner of Lots Nos. 173 and 203, and continuing in the same direction and with the southeasterly line of Lot No. 203, 7 feet, in all 200 feet; thence at right angles southeasterly 75 feet; thence at right angles, northeasterly 200 feet to the southwesterly margin of Chesterfield Avenue; thence with said Avenue, northwesterly 75 feet to the point of beginning.

Being the same property conveyed to JDR Investments, LLC by Warranty Deed from Janet Stewart pursuant to the authority and power granted unto her as Conservator for Betty Rogers by the Seventeenth Circuit Court for Davidson County, Tennessee, (Probate Division) in an Order entered by the said Court on August 15, 2008, Docket No. 07P-1990 of Record In Instrument No. 20080919-0095723, in the Register's Office of Davidson County, Tennessee, dated September 10, 2008. And being the same property conveyed to Betty Rogers by Deed from Albert H. Hopper Jr. and Gerald D. Fridrich of record in Book 5907, page 670, Register's Office for Davidson County, Tennessee, dated July 7, 1982.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 507 Chesterfield Ave, Nashville, TN 37212

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, has 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 **26th** day of **March, 2010**

JDR Investments LLC
By Robbie Fisher, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Robbie Fisher, whom I am personally acquainted and who upon his oath acknowledged himself to be the acting Member of JDR Investments, LLC, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of JDR Investments, LLC

Witness my hand and official seal, this **26th** day of **March, 2010**

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
November 7, 2011

My commission expires: _____