BILL GARRETT, Davidson County
Trans:T20110015834 DEEDWARR
Recvd: 03/17/11 10:05 2 pgs
Fees:13.00 Taxes:480.63
20110317-0020946

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Beth Triplett Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

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
Merrie Jane Thompson and Murray Freeman Thompson	REMN Inc	72-12-1.00
(NAME) 1701 Hanover Rd	(NAME) 70 Grand Ave #109	
(ADDRESS) Nashville, TN 37216	(ADDRESS) River Edge NJ 07661	
(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, **Stephanie L. Ryman, Now Known As Stephanie Ryman Dickerson** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Merrie Jane Thompson, unmarried and Murray Freeman Thompson, unmarried,** 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 the Westerly 59 feet of Lot No. 63 on the Map of Waters Place of record in Book 332, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee. Said part of said Lot 63 fronts 59 feet on the Northerly side of Hanover Road or Avenue and runs back 134 feet on the Westerly line along the Easterly margin of an alley and runs back 172.9 feet on the Easterly line to the Southerly margin of an alley in the rear on which it measures 70.6 feet, more or less.

Being the same property conveyed by Warranty Deed from Robert D. Brown and wife, Nancy D. Brown to Edwin R. Brown and wife, Glenda F. Brown, as recorded on May 29, 1979 in Book 5441, page 409; Quitclaim Deed from Glenda Faye Brown, an unmarried woman, the widow of Edwin R. Brown, deceased (Glenda Faye Brown retains a life estate to herself)* to Connell Danny Beasley, as recorded September 21, 1995 in Book 9801, page 607; by Warranty Deed from Connell D. Beasley and wife, Jeannie K. Beasley to Alford E. Slaton, a single person as recorded on the 19th day of April, 1996 in Book 10021, Page 416; Final Decree Confirming Sale as recorded on the 6th day of September, 2001 in Instrument No. 20010906-0096714; Decree for Redemption as recorded on the 6th day of May, 2002 in Instrument No. 20020506-0055358; Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee to Aubrey Hiam as recorded on the 27th day of September, 2002 in Instrument No. 20020927-0117927 and Warranty Deed from Aubrey Hiam to Eric Sox and wife, Missi Sox as recorded on the 11th day of October, 2002 in Instrument No. 20021011-0125175, re-recorded at Instrument No. 20030514-0065327 and Warranty Deed from Eric Sox and wife, Missi Sox to Stephanie L. Ryman, a single woman as recorded on the 14th day of May, 2003 in Instrument No. 20030514-0065328, in the Register's Office of Davidson County, Tennessee.

*The said Edwin R. Brown husband of Glenda Faye Brown having since died, and Glenda Faye Brown and Glenda F. Brown being one and the same person also having since died.

David Dickerson, spouse of Stephanie Ryman Dickerson, joins in the execution of this instrument for the purpose of conveying his marital interest to said property. Stephanie L. Ryman and Stephanie Ryman Dickerson are one in the same person.

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 1701 Hanover Rd, Nashville, TN 37216

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 **1st** day of **March, 2011**

Stephanie Ryman Dickerson

Stephanie Ryman Dickerson

David Dickerson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Stephanie Ryman Dickerson**, and David Dickerson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of **March, 2011**

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES November 7, 2011