BILL GARRETT, Davidson County
Trans:T20110074757 DEEDWARR
Recvd: 11/28/11 14:47 2 pgs
Fees:13.00 Taxes:370.00
20111128-0092410

Prepared By & Return To:
Clarity Title, LLC
815 Loretta
Goodlettsville, TN 37072
11-0465JF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00.

Bonnie L. Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of November, 2011.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Houston Little, III	**Houston Little, III**	**08315014200**
1041 Edmondson Pike	1041 Edmondson Pike	
Brentwood, TN 37027	Brentwood, TN 37027	

WARRANTY DEED

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, WE,

David W. Dickerson, Trustee, and his successors in trust of the, Nancy B. Dickerson Living Trust Agreement dated 08/09/2010

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Houston Little, III

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 Lot No. 161 on the Map of Fortland Park, Section 1, as of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 161 fronts 85 feet on the northwesterly side of Hody Drive and runs back between lines 198.2 feet on the northeasterly side and 202.7 feet on the southwesterly side to a dead line in the rear on which it measures 50.7 feet.

Being the same property conveyed to David W. Dickerson, Trustee, and his successors in trust, of the Nancy B. Dickerson Living Trust Agreement on 08/09/2010, by deed from Nancy B. Dickerson, Grantor and Trustee of the Robert E. Dickerson and Nancy B. Dickerson Revocable Living Trust Agreement, filed for record on 10/07/2010 in Instrument No. 20101007-0080534, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2816 Hody Drive, Nashville, TN 37206**

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 22nd day of November, 2011.

Nancy B. Dickerson Living Trust Agreement dated 08/09/2010

Nancy B. Dickerson Living Trust Agreement dated 08/09/2010 David W. Dickerson

BY: David W. Dickerson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared David W. Dickerson, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Trustee of the Nancy B. Dickerson Living Trust Agreement dated 08/08/2010, the within named bargainor, a Living Trust, and that he/she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Living Trust by himself/herself as Trustee.

Witness my hand and official seal at office this 22nd day of November, 2011.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY