RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

NEW OWNER:

Martin K. Metz, et al
701 Cantrell Avenue
Nashville, TN 37215

SEND TAX BILLS TO:
Synovus Mortgage Corporation
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209
Map 117
Group 01-0
Parcel 045.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 11-0690

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20120007963 DEEDWARR
Recvd: 02/02/12 09:12 2 pgs
Fees:13.00 Taxes:3811.00
20120202-0009364

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION THIRTY THOUSAND and 00/100 Dollars ($1,030,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT ALLEN DICKEY and wife, ANNE B. DICKEY** ("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **MARTIN K. METZ and wife, KELLY GRAVES METZ** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, being the northerly 80 feet of Lot No. 1 of Block "H" on the Plan of W.M. Cantrell's Subdivision, of record in Book 332, Page 85, Register's Office for said County.

Said part of Lot No. 1 fronts 80 feet on the westerly side of Cantrell Avenue and runs back between parallel lines, with the southerly margin of Westmont Avenue, 222 1/4 feet to an alley.

Being the same property conveyed to Robert Allen Dickey and wife, Anne B. Dickey by Warranty Deed from Chilton-Tidwell Enterprises, LLC., dated June 5, 2006 and of record in Instrument # 20060613-0070139, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 701 Cantrell Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and

unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of February, 2012.

ROBERT ALLEN DICKEY

ANNE B. DICKEY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT ALLEN DICKEY and wife, ANNE B. DICKEY,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 1st day of February, 2012.

My commission expires: 6-2-2013

DAVID A. TRESSLER, II
STATE
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $1,030,000.00.

AFFIANT

Sworn to and subscribed to before me this 1st day of February, 2012.

NOTARY PUBLIC

My commission expires: _____

KATHY SNIDER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014