WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120016480 DEEDWARR
Recvd: 03/06/12 11:55 2 pgs
Fees:13.00 Taxes:373.70
20120306-0019561

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

11001522

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren A. Johnson	PrimeLending	
(NAME)	(NAME)	094 01 0 241.00
907 South 12th Street	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, TX 75252	
(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, **Ray Dicker and wife, Karin Dicker,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren A. Johnson, an unmarried person** 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 the east part of Lot No. 4 on the plan of Mabelle Subdivision of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of lot fronts 50 feet on the east side of a 5.1 foot strip conveyed off the front os said Lot No. 4 to Nashville Housing Authority, by deed of record in Book 3344, Page 533, said Register's Office and extends back 127.1 feet to the south line and 128.5 feet on the north line, to an alley in the rear (not open) on which it meausres 49.7 feet.

Being all of the same property conveyed to Ray Dicker and wife, Karin Dicker by Special Warranty Deed dated July 21, 2011 from U.S. National Bank Association as Trustee for BAFC 2006-7, of record in Instrument Number 20110729-0058253, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **907 South 12th Street, Nashville, Tennessee 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 our hands this 29th day of February, 2012.

Ray Dicker

Karin Dicker

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 Ray Dicker and Karin Dicker, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 29th day of February, 2012.

Commission expires: 8-20-13

Heather Lee
State of Tennessee Notary Public
Rutherford Co

Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 317
SMYRNA, TN 37167