THIS INSTRUMENT PREPARED BY:
John M. Baird
jBairdlaw
4117 Hillsboro Road, Ste. 103-165
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120029032 DEEDWARR
Recvd: 04/20/12 13:18 3 pgs
Fees:18.00 Taxes:1665.00
20120420-0034021

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Cason A. Dickinson 212 Kensington Park Drive Nashville, TN 37215	Same	Map 117-13 Parcel 110

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by Cason A. Dickinson, an unmarried man ("Grantee"), Louise B. Demetros, a/k/a Ethel Louise Demetros, an unmarried woman acting by and through Harry G. Demetros, Jr., attorney in fact ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 216 on the plan of Phase I Abbottsford, a Planned Unit Development, of record in Book 6250, Pages 419, 420, and 421, as amended in Book 6771, Page 683, Book 6800, Page 164, and Book 6849, Page 128, all in the Register's Office for Davidson County, Tennessee.

SAID lot No. 216 fronts 70 feet on the westerly margin of Kensington Park and extends back between parallel lines a distance of 100 feet to a dead line.

Being the same property conveyed to Louise B. Demetros by deed of record in Book 7549, Page 286, Register's Office for Davidson County, Tennessee.

This is improved property known as 216 Kensington Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) ad valorem taxes for 2012, which have been prorated and assumed by Grantee; (ii) covenants, conditions and restrictions of record in Book 6478, Page 177, Book 6530, Page 242, and Book 6537, Page 303, Register's Office for Davidson County, Tennessee, which set forth assessments, liens and other matters, and to which reference is hereby made for more particulars; (iii) the Plan of record in Book

6250, Pages 419, 420, and 421, as amended in Book 6771, Page 683, Book 6800, Page 164, and Book 6849, Page 128, Register's Office for Davidson County, Tennessee, and (iv) Storm Water Detention Agreement of record in Book 6555, Page 328, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 20th day of April, 2012.

Louise B Demetros
by Harry G Demetros Jr attn in fact.

Louise B. Demetros, an unmarried woman a/k/a Ethel Louise Demetros, acting by and through Harry G. Demetros, Jr., her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, Harry G. Demetros, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that as attorney in fact for Louise B. Demetros, an unmarried woman a/k/a Ethel Louise Demetros, he executed the within instrument for the purposes therein contained on behalf of, and as the free act and deed of, Louise B. Demetros, an unmarried woman a/k/a Ethel Louise Demetros.

Witness my hand, at office, this 20th day of April, 2012.

Notary Public

JOHN M. BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/6/14

My Commission Expires 1/6/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

SUBSCRIBED AND SWORN to before me, this 30th day of April, 2012.

Notary Public

My Commission Expires: 1/6/14

JOHN M. BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1/6/14