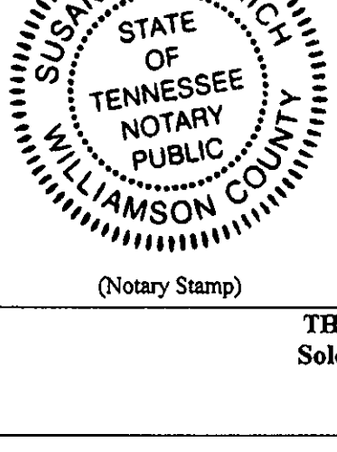
 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$235,000.00** Nelson T Simpson Affiant Subscribed and sworn to before me, this 4th day of October, 2012 Notary Public My commission expires: 8-29-2014

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nelson T. Simpson and	**New Owner**	**172-04-OA-036.00CO**
22 Wynfield Court		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Karl A. Dickerson, II and Laila M. Brock Dickerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nelson T.Simpson, an unmarried man

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 Lot No. 120 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands), of record in Book 9700, page 773, and revised in Book 9700, Page 857, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karl A. Dickerson, II and Laila M. Brock, both unmarried, as joint tenants with right of survivorship by Deed from NVR, Inc., a Virginia Corporation, successor by merger to NVR Homes, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation of record in Book 11730, Page 389, Register's Office for Davidson County, Tennessee, dated October 29, 1999. The said Karl A. Dickerson, II and Laila M. Brok Dickerson having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved** (X) unimproved (____) property known as **22 Wynfield Court, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20120084235 DEEDWARR
Recvd: 11/05/12 10:44 2 pgs
Fees:13.00 Taxes:869.50

20121105-0101566

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 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/our hand(s) this 4th day of October, 2012.

Karl A. Dickerson, II

Laila M. Brock Dickerson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Karl A. Dickerson, II and Laila M. Brock Dickerson, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2012.

Notary Public

My Commission Expires: 5 - 26 - 2013

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **120295KS**
~~**RECORD & RETURN TO:**~~
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067