(1)

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF March, 2013.

Notary Public
MY COMMISSION EXPIRES:
File No. G13-6251D

PAM S. HOUSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

BILL GARRETT, Davidson County
Trans:T20130021898 DEEDWARR
Recvd: 03/18/13 12:41 2 pgs
Fees:13.00 Taxes:547.60
20130318-0026583

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Richey, unmarried, and Sabrina Strickland, unmarried (NAME)	Same (NAME)	11-61
2728 Greer Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Tracy Dickens and Sherri Dickens, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Richey, unmarried, and Sabrina Strickland, unmarried as tenants in common with right of survivorship,** 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:

Located in the 10th Civil District of Davidson County, Tennessee, on the south side of Greer Road, and being Tract No. A-8 as shown by survey of Hickerson & Smith Engineering Company, dated October 1964, a plat of which is of record in County Court Clerk's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Greer Road 682 feet from where the A.F. Greer property joins the W. Ray Glasgow property and running South 37 deg., 10' East 715 feet to a point on the line between A.F. Greer property and the John Benton property; thence South 85 deg. 30' West 410 feet to a point on said line between the A.F. Greer property and the John Benton property; thence during North 215 feet to a point at the corner of the United States Government leasehold; thence North 34 deg. 00" West 330 feet to a point in the center of Greer Road; thence, North 54 deg. 30' East following the center of Greer Road 198 feet to the point of beginning.

BEING the same property conveyed to Tracy Dickens and Sherri Dickens, husband and wife from Geoffrey G. Sloan and wife, Gail P. Sloan, by Deed dated July 30, 2001, as Instrument No. 20010801-0081610, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement as recorded in Instrument No. 20010725-0079095, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2728 Greer Road, Goodlettsville, TN 37072.

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. Whenever 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 8th day of March, 2013.

Tracy Dickens _____ March 08, 2013
Tracy Dickens Date

Sherri Dickens _____ March 08, 2013
Sherri Dickens Date

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 Tracy Dickens and Sherri Dickens, husband and wife, 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, this 8th day of March, 2013.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2013.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066