Davidson County	DEEDWARR
Recvd: 09/04/13 12:01	3 pgs
Fees:18.00 Taxes:231.25	
20130904-0093111	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Dicker 1017 McClurkin Ave Nashville, TN 37206	Same	Map 072130 Parcel 44200

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 acknowledged, we,

Patrick J. Schroeder Sr.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ray Dicker and wife, Karin Dicker

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. 40, on the Map of a Subdivision of Part of L.M. Ezell's 12.11 acre tract, being a part of the Talbot Lands as shown on plat of record in Plat Book 547, page 51, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 40 fronts 50 feet on the northerly margin of Douglas Avenue (West) and extends back between parallel lines 285 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Patrick J. Schroeder Sr., by deed from James S. Sweeney Sr., dated Febraury 8, 2007, of record in Instrument No. 20070228-0024810 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 901B Douglas Avenue Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 30th day of August, 2013.

Patrick J. Schroeder Sr.

STATE OF California

COUNTY OF Riverside

Personally appeared before me, Patrick J. Schroeder Sr., with whom I am personally acquainted, (or who 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, at office, this 30 day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 4/25/14

MICHELE DICKERSON
Commission # 1887202
Notary Public - California
Riverside County
My Comm. Expires Apr 25, 2014

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016