WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130097222 DEEDWARR
Recvd: 11/14/13 15:06 2 pgs
Fees:13.00 Taxes:666.00
20131114-0117960

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $180,000.00.

Affiant

Subscribed and sworn to before me this 8th day of November, 2013.

Notary Public
My Commission expires: 6-13-17
(Affix Seal)

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew Raymond Dicker	New Owner	09505005900
251 Wilowen Drive		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James F. Scalf III, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Raymond Dicker and wife, Virginia Dicker**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 86, Creekside Heights of record in Book 2663, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 140 feet on the easterly side of Wilowen Drive and extends back between parallel lines 300 feet.

Being the same property conveyed to James F. Scalf, III by Quitclaim Deed from Romayne L. Scalf dated February 20, 2007 of record in Instrument Number 20070814-0097270, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2663, page 115, Register's Office County, Tennessee.

This is improved property known as: **251 Wilowen Drive, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 8, 2013.

James F. Scalf III

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James F. Scalf III** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 8, 2013

My commission expires, JULY 30 2017

Notary Public