THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13100091** BILL GARRETT, Davidson County Trans:T20130105105 DEEDWARR Recvd: 12/17/13 14:59 2 pgs Fees:13.00 Taxes:610.13 20131217-0127519	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $164900.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2013. Notary Public My Commission Expires: 8/23/14 LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

WARRANTY DEED

Address New Owner: R Brad Dickson 5113 Meta Court Nashville TN 37211	Send Tax Bills To: Franklin American Mtg. Co. 501 Corporate Centre Dr., Ste 400 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 16102014200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Elkins n/k/a Jennifer Spann, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R Brad Dickson and Darcy Dickson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Two McMurray Place of record in Plat Book 5200, Page 440, 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 Jennifer Elkins, unmarried by Deed from Prudential relocation, Inc., of record at Instrument No. 20070801-0091222, Register's Office for Davidson County, Tennessee, dated June 07, 2007 and recorded on August 01, 2007.

Evan Spann joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Jennifer Elkins n/k/a Jennifer Spann.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 440, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5939, Page 231, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5113 Meta Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2013.

Jennifer Elkins n/ka Jennifer Spann

Evan Spann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Elkins n/k/a Jennifer Spann and Evan Spann, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2013.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014