BILL GARRETT, Davidson County
Trans:T20130106799 DEEDWARR
Recvd: 12/26/13 09:08 2 pgs
Fees:13.00 Taxes:471.75
20131226-0129676

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AT-20130187

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of December, 2013.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennifer L. Zoker	Freedom Mortgage Corporation	150.05-0-030.00
2905 Kinwood Drive	907 Pleasant Valley Avenue, Suite 3	
Antioch, TN 37013	Mount Laurel, NJ 08054	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cason A. Dickinson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer L. Zoker , an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 374 on the Plan of Forest View Park, Section I, as of Record in Book 3700, page 109, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of an unnamed street; thence northwardly 136.17 feet to a concrete monument; thence eastwardly 125.62 feet to a concrete monument on the westerly margin of Kinwood Drive; thence 111.0 feet along the margin of said street to a concrete monument at the beginning of a curve; thence westwardly 39.27 feet around said curve to a concrete monument in the northerly margin of an unnamed street; thence with said margin 98.53 feet to the point of beginning.

Being the same property conveyed to Cason A. Dickinson from Elizabeth K. Brandon by Tax Sale Decree dated October 6, 2011 and recorded February 28, 2012, in Instrument #20120228-0017258, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 2905 Kinwood Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 11th day of December, 2013

Cason A. Dickinson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named Cason A. Dickinson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2013.

Notary Public
My Commission Expires: _____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017