RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2014.

Notary Public

My commission expires: 12-23-14

BILL GARRETT, Davidson County
Trans:T20140008324 DEEDWARR
Recvd: 02/05/14 10:49 10 pgs
Fees:53.00 Taxes:425.50
20140205-0010165

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
D.H. AUSTIN	DH Austin	**08306007700**
817 SETLIFF PL	PO Box 160089	
NASHVILLE, TN 37206	Nashville, TN 37216	

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 ACKNOWLEDGE, WE,

ROBERT KEYTH DICKERSON, unmarried VIRGINIA L. DICKERSON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D.H. AUSTIN, unmarried

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:

Being Lot No. 26 on the Plan of Roy F. Williams' Subdivision of the Hunted Tract, as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the easterly side of Setliff Street, and runs back between parallel lines 160 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KEYTH DICKERSON, UNMARRIED, ROBERT LEO DICKERSON, MARRIED, BY WARRANTY DEED DATED 06/19/1987 AND RECORDED ON 08/07/1987 IN BOOK 7319, PAGE 287, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE SAID ROBERT LEO DICKERSON JR DIED ON FEBRUARY 25, 2013 PER CERTIFICATE OF DEATH DATED FEBRUARY 26, 2013, STATE OF FLORIDA OFFICE OF VITAL RECORDS.

LEAVING VIRGINIA L. DICKERSON AS SOLE HEIR TO THE PROPERTY PER LAST WILL AND TESTAMENT ATTACHED AS "EXHIBIT A".

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

PICK-UP
T.A.I.

This is improved (_X_) unimproved (____) property known as 817 SETLIFF PL, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 30th day of January, 2014.

ROBERT KEYTH DICKERSON

VIRGINIA L. DICKERSON BY [signature] - Atty in Fact

VIRGINIA L. DICKERSON
BY ROBERT KEYTH DICKERSON, ATTORNEY IN FACT

Attorney in Fact
RKD

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, a Notary Public of said County and State, ROBERT KEYTH DICKERSON., the within named Grantor(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, at office, this 30th day of January, 2014.

Deborah K. Haager
Notary Public

My Commission Expires: 4/8/17

DEBORAH K HAAGER
Notary Public - State of Florida
My Comm. Expires Apr 8, 2017
Commission # FF 006172
Bonded Through National Notary Assn.

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ROBERT KEYTH DICKERSON** to me known to be the person who executed the foregoing instrument in behalf of **VIRGINIA L. DICKERSON** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **VIRGINIA L. DICKERSON.**

Witness my hand, at office, this 30th day of January, 2014.

Deborah K. Haager
Notary Public

My Commission Expires: 4/8/17

DEBORAH K HAAGER
Notary Public - State of Florida
My Comm. Expires Apr 8, 2017
Commission # FF 006172
Bonded Through National Notary Assn.

"EXHIBIT A"

Last Will and Testament

OF

ROBERT L. DICKERSON, JR.

KNOW ALL MEN BY THESE PRESENTS: That I, **ROBERT L. DICKERSON, JR.** , a resident of and domiciled in Hillsborough County, Florida, being of sound mind and disposing memory, but mindful of the uncertainty of life and the certainty of death, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all other Wills and Codicils by me previously made.

Burial: I hereby direct that my body be buried/cremated in a fitting manner according to my circumstances in life and the customs and teachings of my faith.

ARTICLE I

Payment of Debts, Taxes, Settlement Costs, Elections

The following directions concern the payment of debts, taxes, and estate settlement costs.

A. **Payment of Indebtedness and Settlement Costs.** The personal representative will have the discretionary authority to pay from my estate all costs reasonably and lawfully required to settle the estate and any trust. The personal representative is under no obligation to prepay an indebtedness payable in installments or that is not then due

and payable. Unless otherwise provided, indebtedness and settlement costs will be paid first from the residuary estate and, if the residuary estate is insufficient, is to be prorated among any specific gifts and bequests.

B. **Elective Deductions**. The personal representative will have the discretionary authority to claim any obligation, expense, cost or loss as a deduction against either estate tax or income tax, or to make any election provided by governing law, the Internal Revenue Code, or other applicable law, and the personal representative's decision will be conclusive and binding upon all interest parties and shall be effective without obligation to make an equitable adjustment or apportionment between or among the beneficiaries of the estate.

ARTICLE II

Distribution of Property upon my Death

All the rest, residue and remainder of my estate, of whatsoever the same may consist, real, personal and mixed, tangible and intangible, and wheresoever located, I give, devise and bequeath to the then acting Trustee or Trustees under an existing inter vivos Trust Agreement executed on the 15th day of December, 2011, by **ROBERT L. DICKERSON, JR., AND WIFE, VIRGINIA L. DICKERSON,** Trustees, to be held, divided, administered and distributed according to the terms of that certain Trust Agreement as amended from time to time. In the event the above-described Trust Agreement shall be revoked before the time of my death, or if for any reason a Court of competent jurisdiction shall declare the Trust to be ineffective for disposition of the assets of my estate, I give the residue of my estate to the Trustee or

Trustees named in the Trust Agreement, to be held, divided, administered and distributed in the manner described in the Trust Agreement for the period beginning with the date of my death, giving effect to all then existing amendments of the Trust that shall be valid and, if any event, giving effect to all terms of the Trust Agreement now in effect and for those purposes I incorporate by reference into this Will the Trust Agreement as it now exists.

~~In the event that above-described~~ Trust Agreement cannot be located and identified ~~by my Personal Representative then, in that event,~~ I give my entire estate, whether real, personal, tangible or intangible, of whatsoever the same may consist and wheresoever situate, to my wife, **VIRGINIA L. DICKERSON.**

In the event that my wife, **VIRGINIA L. DICKERSON**, should predecease me or in the event of our simultaneous deaths, I hereby give, devise and bequeath my estate as follows:

A. The business property and real estate located at 8101 and 8103 N. Armenia Avenue, Tampa, FL 33604, shall go to my son, **STEPHEN CRAIG DICKERSON.**

B. There may be in existence at the time of my death a separate writing signed by me attached to this Will and incorporated herein by reference, which designates such various items of tangible personal property which I give, devise and bequeath to the individuals designated therein. I request that my Personal Representative distribute such items of tangible personal property in accordance with such separate writing.

C. All the rest, residue and remainder of my estate, of whatsoever the same may consist and wheresoever situate, shall go, in equal shares, to the my three children, to-

equitable. Any unwanted items may be donated to charities such as Good Will and the Salvation Army or any other charitable organization. These gifts of personal belongings are to pass free and clear of any death taxes, transfer taxes, and settlement costs.

ARTICLE III

Appointment of Personal Representative

I hereby nominate and appoint my wife, **VIRGINIA L. DICKERSON**, as Personal Representative, of this my Last Will and Testament, and hereby direct that she be allowed to qualify as such without bond, giving and granting to said Personal Representative all power and authority permitted and allowed by the State of Florida to be granted to a Personal Representative, as fully and completely as if such powers and authorities had been herein set forth in detail, including the right to sell any and all real and personal property owned by me and coming into the hands of my Personal Representative without order of any Court.

If the said Personal Representative should predecease me, or if for any reason she should be unable to serve or not desire to serve I nominate and appoint my son, **STEPHEN CRAIG DICKERSON,** as First Contingent Personal Representative of this my Last Will and Testament, without bond, with all the powers and authorities previously granted herein to my Personal Representative.

If the said Personal Representative and First Contingent Personal Representative should predecease me, or if for any reason both should be unable to serve or not desire to serve I nominate and appoint my daughter, **CAROL LYNN DICKERSON-ANDREWS,** as Second Contingent Personal Representative of this my Last Will and Testament, without bond, with all the powers and authorities previously granted herein to my Personal Representative.

If the said Personal Representative, the First Contingent Personal Representative and the Second Contingent Personal Representative should predecease me, or if for any reason all should be unable to serve or not desire to serve I nominate and appoint my son, **ROBERT KEITH DICKERSON,** as Third Contingent Personal Representative of this my Last Will and Testament, without bond, with all the powers and authorities previously granted herein to my Personal Representative.

ARTICLE IV

Duties of Personal Representative, Successor Personal Representative

I hereby direct that no Personal Representative named in this Will shall be required to furnish any bond or other security in any jurisdiction for the faithful performance of his duties as such, the same being specifically waived hereby.

My personal representative has the authority to retain, manage, and conserve property in the form originally transferred to my estate or otherwise acquired by my estate and without the requirement that the property be liquidated, in order to produce a diversification of investment, because the property is non-income producing or produces an inadequate return on investment or because the value of the property as

an investment in speculative nature. The personal representative may refuse to accept property that has a high degree of liability exposure or, upon discovery of the risk of ownership, may immediately dispose of the property at the best price obtainable for an immediate or quick sale.

My personal representative has the unrestricted authority to sell assets and to partition assets. My personal representative will have the authority to reinvest the proceeds of sale, including the acquisition of partial interest in property and the equity of a closely held company or partnership.

My personal representative then serving may contract for and close any transaction as the authorized representative of my estate without the requirement that any beneficiary join in the execution of the transaction or closing documents or otherwise consent to the transaction.

ARTICLE V

Jurisdiction

Any issue of law or fact pertaining to the creation, continuation, administration, and termination under the requirements of this instrument, or any other matter incident to this instrument, is to be determined under Florida law. If an article or subsection of this instrument is in conflict with a prohibition of the laws of a governing jurisdiction, the article or subsection, or the trust declaration as a whole, is to be construed in a manner that will result in a compliance with the law and in a manner that will result in the least amount of taxes and estate settlement costs.

This instrument will obligate and bind the heirs, successors, assigns, and personal

representatives of **ROBERT L. DICKERSON, JR.** and any person who receives, or is to receive, or who claims, any benefit under the terms of this instrument. The acceptance of any distribution or other benefit under the terms instrument by any person will obligate that person to exactly comply with the terms and conditions of this instrument. Any person or organization designated as a personal representative/trustee, and who accepts the duties of office, will be bound in his, her or its fiduciary capacity alone. This instrument is to be effective upon the date recorded immediately below.

Dated and effective: December 15, 2011

Robert L. Dickerson Jr.
ROBERT L. DICKERSON, JR.

Signed and acknowledged in our presence by the said **ROBERT L. DICKERSON, JR.**, as and for his Last Will and Testament, and in his presence, and in the presence of each other, we hereunto subscribe our names as attesting witnesses, this 15 day of December, 2011.

_____, of Tampa, Florida.

_____, of Tampa, Florida.

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

We, **ROBERT L. DICKERSON, JR.** , **GERALD H. STEAD** and Gail Lansford, the testator and witnesses, respectively, whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the testator, in the presence of witnesses, signed the instrument as his Last Will and Testament, that he signed, and that each of the witnesses, in the presence of the testator and in the presence of each other, signed the Will as a witness.

Robert L. Dickerson Jr.
TESTATOR

Gerald H. Stead
Witness

Gail Lansford
Witness

Subscribed and sworn to before me by **ROBERT L. DICKERSON, JR.** , the testator, and by **GERALD H. STEAD** and Gail Lansford, the witnesses, on December 19, 2011, all of whom personally appeared before me. **ROBERT L. DICKERSON, JR.** , is personally known to me or has produced _____ as identification. **GERALD H. STEAD** is personally known to me.

Gail Lansford, is personally known to me.

Amy J Bue
Notary Public (Affix notarial seal)
My Commission Expires:

AMY J. BUE
Notary Public, State of Florida
My Commission Expires
November 8, 2013
Commission # DD938943