WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029184 DEEDWARR
Recvd: 04/29/14 13:57 2 pgs
Fees:13.00 Taxes:628.63
20140429-0035985

LYNNE WARD
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 $169,900.00

D. Lamy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2014.

Lynne Ward
Notary Public

MY COMMISSION EXPIRES: 2/28/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron J. Fredette	Aaron J. Fredette	Map 172-8-A
(NAME) 1339 Paulson Way	(NAME) 1339 Paulson Way	Parcel 33 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BETHANY P. MORTON NKA BETHANY P. DICKERSON AND HUSBAND, JOSHUA C. DICKERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON J. FREDETTE AND IRMA T. FREDETTE, HUSBAND AND WIFE,** 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. 33 on the Plan of Hunters Branch, Section Two B, of record in Plat 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bethany P. Morton, unmarried woman, and Thomas R. Morton and wife, Diane A. Morton, by deed from The Secretary of Housing and Urban Development of Washington D.C., of record in Instrument No. 20040805-0094526, said Register's Office. Thomas R. Morton and Diane A. Morton, husband and wife, conveyed their interest in said property to Bethany P. Morton NKA Bethany P. Dickerson and husband, Joshua C. Dickerson, by Quitclaim Deed of record in Instrument No. 20070410-0042904, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 6900, pages 336 and 337, said Register's Office; (c) restrictive covenants of record in Book 76601, page 7, said Register's Office; and (d) Bylaws of record in Book 6632, page 429, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1339 Paulson Way, Antioch, TN 37013
(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 our hands this 21 day of April, 2014.

Bethany P. Dickerson

Joshua C. Dickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bethany P. Dickerson and Joshua C. Dickerson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015