BILL GARRETT, Davidson County
Trans:T20140061290 DEEDWARR
Recvd: 08/19/14 14:09 2 pgs
Fees:13.00 Taxes:536.13
20140819-0075341

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Nancy Dickinson
23 Velmar Rd
Manchester, TN 37355

MORTGAGEE
None.

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 065-05-0
PARCEL 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Steven W. Branson, married** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nancy Dickinson, 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. 513 on the Plan of Sherwood Forest, Section 6, as of record in Plat Book 4955, page 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven W. Branson by Warranty Deed from Michael E. Smith, dated July 22, 2008, filed for record in Instrument Number 20080724-0076092, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5205, Page 735, re-recorded in Book 5206, page 578; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4955, Page 116, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4336 Saundersville Rd Old Hickory, TN 37138.**

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 15th day of August, 2014.

Steven W. Branson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven W. Branson, 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 this 15th day of August, 2014.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $144,900.00.

Nancy Dickinson
AFFIANT

Subscribed and sworn to before me this 15th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 1.5.16

WILSON COUNTY DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC