This Instrument Prepared by:
Ensley, Baker & Shade PLLC
206 Broyles Drive, Suite 201
Johnson City, TN 37601
File No. TN4176

When recorded return to:
Aspen Title and Escrow, LLC
121 S. David Lane #2
Knoxville, TN 37922

BILL GARRETT, Davidson County
Trans:T20150004021 DEEDWARR
Recvd: 01/16/15 09:58 2 pgs
Fees:13.00 Taxes:473.23
20150116-0004661

WARRANTY DEED

THIS INDENTURE, made this 6th day of January, 2015, between **Ryan Dickerson and wife, Misty Hartley** of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and **Jeannie R. Allen**, a married woman, of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Legal Description as followed:

Located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Apache Hills, Section 4, as shown by plat of record in Plat Book 4460, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of conveyance.

This conveyance is made subject Restrictive Covenants as recorded in Book 4564, page 724 and in Book 5449, page 535, as recorded in said Register's Office.

Being the same property conveyed to Ryan Dickerson, by Warranty Deed dated June 28, 2013 and recorded July 10, 2013, in Instrument No. 20130710-0071369, Davidson County Register of Deeds Office.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2015 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

(L.S.)
Ryan Dickerson

(L.S.)
Misty Hartley

STATE OF TN)
COUNTY OF Davidson) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ryan Dickerson and wife, Misty Hartley** the within named bargainor/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 and seal at office this 6th day of January, 2015

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission expires: 1-5-16

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$127,900.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of January, 2015

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission expires: SEP 2 0 2016

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **Jeannie R. Allen**
ADDRESS: **4951 Karen Ray Drive**
Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: **Access National Mortgage, a division of Access National Bank**
ADDRESS: 1800 Robert Fulton Drive, Suite 350
Reston, VA 20191

TAX PARCEL ID#: **16203018-700**

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066