WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Brittany Sporer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin Sporer	New Owner	059-15-0-050.00
(NAME)	(NAME)	
621 Malta Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150008417 DEEDWARR
Recvd: 02/03/15 10:57 2 pgs
Fees:13.00 Taxes:662.30
20150203-0009970

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Laschunn N. Dickerson a married woman and Latera M. Dickerson ,her husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erin Sporer, an unmarried woman,** 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 80 as shown on the map entitled Map of Haynes Heights, Section II, of record in Book 2331, Pages 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Laschunn N. Dickerson, a married woman and Latera M. Dickerson, her husband, by Warranty Deed from Carmelia Cammon-Brooks, unmarried, dated 10/8/13 and recorded 10/18/13 in Instrument Number 20131018-0109219; and the same property previously conveyed to Carmelia Cammon-Brooks by Warranty Deed from Ruth Lewis and Sharon Lewis, Co-Executors of The Estate of Carlton McLemore, deceased, dated 5/30/07 and recorded 6/4/07 in Instrument Number 20070604-0065879, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☑ property, known as 621 Malta Dr., Nashville, TN 37207
(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 my/our hands this 30th day of January, 2015.

Laschunn N. Dickerson

Latera M. Dickerson

State of Tennessee
County of Sumner

Personally appeared before me Laschunn N. Dickerson and Latera M. Dickerson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of January, 2015.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 150015

