RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155377

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016319 DEEDWARR
Recvd: 03/06/15 10:31 2 pgs
Fees:13.00 Taxes:980.50
20150306-0019331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of February, 2015.

NOTARY PUBLIC

My commission expires: 7/29/18

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Whitaker 310 Shady Creek Lane Nashville, TN 37211	Same address as new owner	161-13-0-B-310.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN W. DICKINSON AND WIFE, ANN DICKINSON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SUSAN WHITAKER, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 310 on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument Number 20050204-0013611, as amended in Instrument Number 20050329-0034131, and in Instrument Number 20050822-0100021, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Amy A. Dickinson, a single woman, and John W. Dickinson and wife, Ann O. Dickinson, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, dated June 30, 2006 and recorded July 7, 2006, of record in Instrument Number 20060707-0081492, and re-recorded August 4, 2006, of record in Instrument Number 20060804-0095239, both in the Register's Office for Davidson County, Tennessee; and

THEREAFTER being the same property conveyed to John W. Dickinson and wife, Ann Dickinson, by Quitclaim Deed from Amy Dickinson Burrow, dated November 28, 2014 and recorded December 3, 2014, of record in Instrument Number 20141203-0110897, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 310 Shady Creek Lane, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of February, 2015.

John W. Dickinson

JOHN W. DICKINSON

Ann Dickinson

ANN DICKINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John W. Dickinson and wife, Ann Dickinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of February, 2015.

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 7/29/18