BILL GARRETT, Davidson County
Trans:T20150017150 DEEDWARR
Recvd: 03/10/15 10:04 4 pgs
Fees:23.00 Taxes:444.00
20150310-0020272

This instrument prepared by:
Harlan Dodson
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Cason A. Dickinson 212 Kensington Park Drive Nashville, TN 37215	Same as new owner	093-16-0-246.00

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **FAIRFIELD AVENUE, LLC**, a Tennessee Limited Liability Company, hereinafter ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **CASON A. DICKINSON,** an unmarried man, ("Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

LOT NO. 375: Certain property in Davidson County, Tenn., being the easterly one-half of Lot No. 375, in the Maury and Claibourne's Addition to Nashville as of record in Book 21, page 85, of the Register's Office of Davidson County, Tenn.

The said easterly one-half of said Lot No. 375, fronts 35 feet, 2 inches on the westerly side of Fairfield Avenue and extends back on the north line westerly 106 feet and on the south line 102.5 feet, to a dead line and extends on said dead line 35 feet. Said dead line, being the rear line of Doris Payne property. Included in the above description, but excluded therefrom, is that part of said property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Alvin N. Greenberg and wife, Esther G. Greenberg, of record in Book 3862, page 761, Register's Office for said County.

Being the same property conveyed to Waller Buick Company, Inc. by deed from Geneva C. Waller of record in Book 4792, Page 654, Register's Office for Davidson County, Tennessee.

LOT NO. 376: Being the easterly part of Lot No. 376 on the Map of Maury and Claiborne's addition to Nashville, as of record in Book 21, page 85, Register's Office for said County. Said part of Lot No. 376 fronts 35.2 feet on the westerly side of Fairfield Avenue and runs back 102.5 feet on the northerly line and 99 feet on the southerly line to a dead line on which it measures 35 feet.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from John T. Baugh, Jr. and wife, Virginia Nell Baugh, of record in Book 3879, page 651, Register's Office for said County,

Being the same property conveyed to Waller Buick Company, Inc. by deed from Geneva C. Waller of record in Book 4792, page 654, Register's Office for Davidson County, Tennessee.

LOT NO. 377: Land in Davidson County, Tennessee, being the easterly one-half of Lot. No. 377 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Plan Book 21, page 86, Register's Office for said County.

Said part of Lot No. 377 fronts 35 feet on the westerly side of Fairfield Avenue and runs back between parallel lines, 96 feet to a dead line.

Excluded from the property last described is the following:

Land in Davidson County, Tennessee, being a part of the easterly one-half of Lot No. 377 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, page 6, Register's Office for said County.

Beginning at a point where the west margin of Fairfield Avenue intersects the north margin of the first alley north of Lafayette Street; thence northwardly along the west margin of Fairfield Avenue 35.2 feet to a point; thence westwardly parallel to and 35.2 feet from the north margin of the first alley north of Lafayette Street, 7.50 feet to a point; thence southwardly 35.4 feet to a point in the northerly margin of said alley; thence eastwardly 8.92 feet along the north margin of said alley to the point of beginning, containing 238 square feet, more or less.

Said excluded parcel having been condemned in fee simple in the cause of The Metropolitan Government of Nashville and Davidson County, Tennessee vs. Doctor Philip Markle, et al, No. 79277, Sixth Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Waller Buick Company, Inc., a Delaware corporation, by Warranty Deed from Geneva C. Waller dated February 28, 1974 and recorded March 1, 1974 of record in Book 4792, page 654, in the Register's Office for Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Fairfield Avenue, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated July 25, 2012 and recorded July 25, 2012, of record in Instrument No. 20120725-0065525, and by Quitclaim Deed of Correction dated May 10, 2013 and recorded May 10, 2013, of record in Instrument No. 20130510-0047619 in the office aforesaid.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $120,000.00.

Subscribed and sworn to before me this the 4th day of March, 2015.

Affiant

Notary Public

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/18/18

This is improved property, known as 18 Fairfield Avenue, Nashville, Davidson County, Tennessee.

This conveyance is subject to matters appearing on the plat recorded in Book 21, page 85, including, but not limited to, any building setback lines and/or easements lying within the lots described above; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors, heirs and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's successors and assigns to warrant and forever defend the title to said real estate to the said Grantee, his successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 4th day of March, 2015.

FAIRFIELD AVENUE, LLC

By: _____

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named HARLAN DODSON, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the Chief Manager of Fairfield Avenue, LLC, the within named bargainor, and that in such capacity, he, being authorized so to do, executed the foregoing Warranty Deed for the purposes therein contained, on behalf of the said Fairfield Avenue, LLC.

Witness my hand and seal, at office, this the 4th day of March, 2015.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: _____

