Q7057-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028530 DEEDWARR
Recvd: 04/16/15 10:14 2 pgs
Fees:13.00 Taxes:592.00
20150416-0033600

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jade D. Roser	**Regions Bank d/b/a Regions Mortgage**	**Map 014, Parcel 096.00**
7132 Douglas Road	**P.O. Box 2153, Dept. 2520**	
Joelton, TN 37080	**Birmingham, AL 35287-2520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Dickerson and wife, Susan Dickerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jade D. Roser, unmarried man

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 the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965, as follows:

Beginning at a point 735.00 feet on the easterly margin of Douglas Road from the northeast corner of Clarksville Highway and Douglas Road; thence South 79 deg. East a distance of 767.00 feet to a point; thence North 6 deg. East a distance of 230.00 feet to a point; thence North 80 deg. 30' West, a distance of 750.00 feet to a point in the easterly margin of Douglas Road; thence along the easterly margin of Douglas Road in a southerly direction, a distance of 215.00 feet to the point of beginning and containing 3.8 acres, more or less.

Being the same property conveyed to David Dickerson and wife, Susan Dickerson by Deed from Kimberly Lee Ward, dated May 7, 2007, of record in Instrument No. 20070510-0056238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) Restrictive Covenants contained in instrument of record in Book 3905, Page 131, Register's Office for Davidson County, Tennessee.
(2) Right of Way Agreement to Tennessee Gas Transmission Co., of record in Book 2274, page 58, Book 2745, page 286, Book 3610, page 12, and partial release of easement of record in Book 5549, page 373, Register's Office for Davidson County, Tennessee.
(3) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **7132 Douglas Road, Joelton, TN 37080**

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 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 hand(s) this **15th** day of **April, 2015.**

David Dickerson

Susan Dickerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Dickerson and Susan Dickerson,** the within named sellers, 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 official seal at Nashville, Tennessee, this **15th** day of **April, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____