NEW OWNER:

Andrew Dicker
Kimbel Lea
3080 Leeville Pike
Lebanon, TN 37090

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0341

Map 082 Group 04-0 Parcel 088.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150029115 DEEDWARR
Recvd: 04/17/15 13:20 2 pgs
Fees:13.00 Taxes:610.50
20150417-0034310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand and 00/100 Dollars** (**$165,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **PAMELA J. PARHAM-EL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ANDREW DICKER, married and KIMBEL LEA, unmarried, equally as tenants in common** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Sharpe and Crutcher's Addition recorded in Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela J. Parham-El, by Divorce Decree from Jessie Johnson-El, recorded on October 19, 1998, Case No. 97D-1047, and of record in Book 11237, Page 155, Register's Office for Davidson County, Tennessee. Also see Book 9729, Page 786, Book 9368, Page 578, Book 6732, Page 235.

This is IMPROVED property known as 1015 N 5th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **April, 2015**.

Pamela J Parham-El

PAMELA J. PARHAM-EL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PAMELA J. PARHAM-EL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 15th day of **April, 2015**.

BTMyars

NOTARY PUBLIC

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00 .

AFFIANT

Sworn to and subscribed to before me 15th day of **April, 2015**.

BTMyars

NOTARY PUBLIC

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-25-16