WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150053096 DEEDWARR
Recvd: 07/01/15 13:03 2 pgs
Fees: 13.00 Taxes: 536.50

20150701-0063722

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles R. Jones Jr.	Stonegate Mortgage Corporation	022-00-0-056
(NAME)	(NAME)	
2990 Claylick Road	9190 Priority Way West Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Indianapolis, IN 46240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Garrett D. Dickerson and wife, Kristin M. Dickerson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles R. Jones Jr., an umarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 4 on the unrecorded subdivision of the Grover G. Carney property, and a strip of land adjacent thereto on the north, described partly according to a survey made by C.J. Carney,, Surveyor, October 3, 1961, as follows;

Beginning at the center of Claylick Road, at a point 100 feet east of the southeast corner of the property conveyed to Charles M. Hunter, et ux., by deed from Grover G. Carney, et ux., of record in Book 3277, Page 319, Register's Office for said County, being the corner of Lots Nos. 3 and 4; thence with the center of said road eastwardly 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots northwardly 253.5 feet to the northeast corner of said Lot No 4 continuing in the same direction 40 feet, in all 293.5 feet; thence southwestwardly 103.5 feet, more or less, to a point 18 feet north of the northeast corner of Lot No. 3; thence southwardly 18 feet to the corner of Lots Nos. 3 and 4; continuing in the same direction and with the line between said two lots, 224.5 feet, in all 242.5 feet to the beginning.

Being the same property conveyed to Garrett D. Dickerson and wife, Kristin M. Dickerson by Warranty Deed from Mary K. Young Butler Boyd, a married woman, dated 10/9/2009, recorded 10/21/2009 of record in Instrument No. 20091021-0097279, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2990 Claylick Road, Whites Creek, TN 37189
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 30th day of June, 2015.

Garrett D. Dickerson

Kristin M. Dickerson

State of Tennessee
County of Wilson

Personally appeared before me Garrett D. Dickerson and Kristin M. Dickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122