Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 15115918

BILL GARRETT, Davidson County
Trans:T20150108989 DEEDWARR
Recvd: 12/28/15 11:28 2 pgs
Fees:13.00 Taxes:777.00
20151228-0129867

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2015.

E. Mannia
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

E. Mannia
Notary Public
My Commission Expires: 1-8-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan Dickerson 1118 Thorncrest Rd Nashville TN 37211-5873	New Owner	Tax Parcel ID No. 161-06-0-A-022.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carl R. Willis, married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan D. Dickerson, unmarried, and Rebecca Ann Dickerson, unmarried, as Tenants in Common with Right of Survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 22 on the Plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carl R. Willis, an unmarried man by Warranty deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20080324-0028962, Register's Office for Davidson County, Tennessee, dated March 19, 2008 and recorded on March 24, 2008.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 76 & 77, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, supplemented in Instrument No. 20080325-0030014 adding Phase 2 and Instrument No. 20080709-0070601 adding Phase 3, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the

covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to all matters as shown on Exhibit A-1 of the Plan of record as Instrument Number 20070614-0071397, Register's Office of Davidson County, Tennessee.

Deed of common areas to Oakhill Townhomes HOA of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.

Roadway easement of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1118 Thorncrest Rd Nashville TN 37211-5873

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it 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, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, it successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2015.

Carl R. Willis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carl R. Willis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2015.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY