WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160012444 DEEDWARR
Recvd: 02/16/16 11:07 2 pgs
Fees:13.00 Taxes:912.05
20160216-0014261

G-FJW-16-3384-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-08-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marlena Tidwell	**People's Home Equity, Inc.**	
(NAME)	(NAME)	
3384 William Bailey Dr	**5205 Maryland Way**	**059-15A-167.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STEPHANIE L. RYMAN DICKERSON AND DAVID WAYNE DICKERSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARLENA TIDWELL, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 104 on the Plan of Major Subdivision Final Plat Phase Six and Seven Chateau Valley, of record in Instrument No. 20091211-0113102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie L. Ryman Dickerson and David Wayne Dickerson, wife and husband by Warranty Deed from Goodall Inc. Builders, a Tennessee Corporation, of record in Instrument No. 20150617-0057719, Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 17, 2015.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20091211-0113102, 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 Book 7835, Page 86, and in Instrument No. 20101117-0092122, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Chateau Valley Phases Six and Seven Open Space Common Area & Water Quality Unit of record in Instrument No. 20101117-0092123, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement Chateau Valley Phases 6 & 7 of record in Instrument No. 20070329-0037729, in the Register's Office for Davidson County, Tennessee.
- Storm water Detention Agreements of record in Book 7702, Page 428, Book 7702, Page 434, and in Instrument No. 20031010-0150642, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities and Drainage Easement of record in Instrument No. 20050103-0000576, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to South Central Bell Telephone Co. of record in Book 8168, Page 660, in the Register's Office for DavidsonCounty, Tennessee.
- Deed Conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 8204, Page 231, and in Book 8377, Page 948, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services for Water Mains of record in Book 8204, Page 271, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication for Sanitary sewers and/ or Storm drainage or Water Mains & Appurtenances of record in Book 9466, Page 749, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3384 William Bailey Dr, Nashville, Tennessee 37207**.

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 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 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 the 12th DAY OF FEBRUARY, 2016.

Stephanie L. Ryman Dickerson

David Wayne Dickerson by Stephanie L. Ryman Dickerson, Attorney in Fact

Stephanie L. Ryman Dickerson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE L. RYMAN DICKERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie L. Ryman Dickerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID WAYNE DICKERSON, and who acknowledged she executed the same as the free act and deed of the said DAVID WAYNE DICKERSON.

Witness my hand and official seal, this the 12th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212