THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160015353 DEEDWARR
Recvd: 02/24/16 16:19 2 pgs
Fees:13.00 Taxes:643.80
20160224-0017808

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Affiant

Subscribed and sworn to before me as of the 22nd day of February, 2016.

Notary Public

My Commission Expires: 3/7/17

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel N. Fell 906 Boscobel Street Nashville TN 37206	SAME	083-06-0-077-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **D. H. Austin, unmarried**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Daniel N. Fell, unmarried,** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Roy F. Williams Subdivision of the Hunter Tract of record in Plat Book 547, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 fronts 50 feet on the Easterly side of Setliff Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Robert Keyth Dickerson, unmarried and Robert Leo Dickerson, married by deed from Norma M. Tillman and husband, Charles E. Tillman of record in Book 7319, page 287, Register's Office for Davidson County, Tennessee, dated June 19, 1987 and recorded on August 07, 1987. The said Robert L. Dickerson having since died on February 25, 2013, leaving Virginia L. Dickerson as sole heir to the property per Last Will and Testament.

Being the same property conveyed to D. H. Austin, unmarried by Warranty deed from Robert Keyth Dickerson, unmarried and Virginia L. Dickerson, unmarried of record in Instrument No. 20140205-0010165 Register's Office for Davidson County, Tennessee, dated January 30, 2014 and recorded on February 05, 2014 and Affidavit of Scrivener's Error recorded on April 09, 2014 in Instrument No. 20140409-0029523.

Being the same property conveyed to D. H. Austin, unmarried by Quitclaim deed from Virginia L. Dickerson, unmarried, as heir-at-law of Robert Leo Dickerson, Jr., a/k/a Robert Leo Dickerson, and as Trustee of The Inter Vivos Trust Agreement dated December 19, 2011, of Robert L. Dickerson, Jr., and Virginia L. Dickerson of record in Instrument No. 20140521-0043585 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 21, 2014.

Being the same property conveyed to D. H. Austin, unmarried by Quitclaim deed from Stephen Craig Dickerson, married, as heir-at-law of Robert Leo Dickerson, Jr., a/k/a Robert Leo Dickerson of record in Instrument No. 20140521-0043586 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 21, 2014.

Being the same property conveyed to D. H. Austin, unmarried by deed from Carol Lynn Dickerson-Andrews, married, as heir-at-law of Robert Leo Dickerson, Jr., a/k/a Robert Leo Dickerson of record in Instrument No. 20140521-0043587 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 21, 2014.

Being the same property conveyed to D. H. Austin, unmarried by Quitclaim deed from Robert Keyth Dickerson, a/k/a Robert Keith Dickerson, unmarried, as heir-at-law of Robert Leo Dickerson, Jr., a/k/a Robert Leo Dickerson of record in Instrument No. 20140521-0043588 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 21, 2014.

Being improved property known as 817 Setliff Place, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 547, Page 13, Register's Office for Davidson County, Tennessee.
2. Easements or claims of easements not shown by the Public Records.
3. The taxes for 2016 are assumed by Grantee

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 22nd day of February, 2016.

D. H. Austin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State D. H. Austin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 22nd day of February, 2016.

Notary Public

My Commission Exp. 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017