THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
E16-0026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Juleen Dickerson Eric Dickerson 6132 Hampton Hall Way Hermitage, TN 37076	SAME	098-05-0A-008.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Subscribed and sworn to before me, this the 23 day of March, 2016.

Notary Public
My Commission Expires: 8-23-19
(Affix Seal)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23, 2016

BILL GARRETT, Davidson County
Trans:T20160025291 DEEDWARR
Recvd: 03/29/16 14:12 3 pgs
Fees:18.00 Taxes:799.20
20160329-0029548

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Toy Krystal Livingston, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Juleen Dickerson and Eric Dickerson, wife and husband,** hereinafter called the Grantees, their heirs and 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 8, SECTION ONE, HAMPTON HALL, as shown on plat of record in Plat Book 9700, Pages 290 and 291, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carrie Elizabeth Parker, an unmarried woman and Toy Krystal Livingston, an unmarried woman by Warranty Deed from Mary T. Lewis N/K/A Mary Shine, a single person, as recorded on the 18th day of April 2005 in Instrument No. 20050418-0042901, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Toy Krystal Livingston, an unmarried woman by Quit Claim Deed from Carrie Elizabeth Parker, an unmarried woman, as recorded on the 26th day of October 2007 in Instrument No. 20071026-0126821, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **6132 Hampton Hall Way, Hermitage, TN 37076**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Toy Krystal Livingston, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Toy Krystal Livingston on 03/08/2016, recorded simultaneously herewith in Instrument Number ★ _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference. ★ 20160329-0029547

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 **March, 2016.**

GRANTOR(S)
Toy Krystal Livingston
by C.M.C. Attorney in Fact
Toy Krystal Livingston
By Christopher M. Corriveau, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher M. Corriveau with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Toy Krystal Livingston (Principal), as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 23rd day of March, 2016.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

EXHIBIT "A"
To
Warranty Deed

FROM: Toy Krystal Livingston, an unmarried woman

TO: Juleen Dickerson and Eric Dickerson, wife and husband

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

C. M. C

Christopher M. Corriveau, Affiant

Sworn to and subscribed before me this 23rd day of March, 2016.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016