G#28227-2

BOX #14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $114,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of April, 2016.

NOTARY PUBLIC

My commission expires: 2/13/17

JOHN T. BOOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160030709 DEEDWARR
Recvd: 04/15/16 10:33 2 pgs
Fees:13.00 Taxes:421.80
20160415-0036210

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James M. Dickerson and Joshua Dickerson	SAME AS NEW OWNER	081-08-0-057.00
(NAME)	(NAME)	
5543 Edmondson Pike, Suite 5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Deandria Rosenthal, Personal Representative of the Estate of Ewing Greene, Jr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James M. Dickerson, unmarried and Joshua Dickerson, married**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 612 and 614 on the Plan of North Nashville Real Estate Company's Plan, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots adjoin and front together 40 feet on the westerly side of Delta Avenue and run back between parallel lines, 168-1/2 feet, more or less.

Being the same property conveyed to EWING GREENE, by deed from JACK J. COHEN AND WIFE, BESSIE D. COHEN, of record in Book 5023, page 528 , dated April 10, 1976 , said Register's Office. The said Ewing Greene having since died intestate on August 1, 2015. Per Docket No. 15P-1427, in the Seventeth Circuit Court for Davidson County, Tennessee, Deandria Rosenthal is appointed as Personal Representative. The said Ewing Greene and Ewing Greene, Jr. being one in the same.

This property is __unimproved _X_improved property known as: 1923 Delta Avenue, Nashville, TN 37208-1547.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of April, 2016.

Estate of Ewing Greene, Jr.
BY: Deandria Rosenthal personal representative
Deandria Rosenthal, Personal Representative

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deandria Rosenthal, Personal Representative of the Estate of Ewing Greene, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of April, 2016.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122