BILL GARRETT, Davidson County
Trans:T20160035456 DEEDWARR
Recvd: 04/29/16 10:31 2 pgs
Fees:13.00 Taxes:425.50

20160429-0042047

WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

BIANCO-H16127

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF April, 2016.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steady Grace, LLC c/o James Bianco	Steady Grace, LLC c/o James Bianco	051.12-0-052.00
446 Warren Street	446 Warren Street	
Hudson, NY 12534	Hudson, NY 12534	

For and in consideration of the sum of TEN DOLLARS, 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, VIRGINIA L. DICKSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEADY GRACE, LLC, 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:

Being part of Lot 3 on the Plan of the Lands of N.O. Love, deceased, as of record in Minute Book 7, Page 176, County Court for Davidson County, and described according to survey by John Kohl dated March 18, 1983, as follows:

Beginning on the northerly line of property conveyed to Newman Cheek by deed from K.H. Dodson and wife, of record in Book 772, Page 315, Register's Office for said County, and at a point North 74 degrees 26.5' West 801.41 feet from the southeast corner of the original 15-acre tract conveyed to Mrs. W. A. Core by deed from R.E. Love and wife, of record in Book 670, Page 69, said Register's Office; thence with the northerly margin of said Cheek property, North 74 degrees 26.5 ' West 85 feet; thence northerly 168.22 feet more or less to the southerly margin of Coreland Drive; thence with said Coreland Drive South 74 degrees 32' East 85 feet to a point 812.61 feet west of the easterly line of said original 15-acre tract. as measured along the southerly margin of Coreland Drive; Thence southerly 168.22 feet more or less to the beginning.

Being the same property conveyed to James F. Dickson, Jr. and wife, Virginia L. Dickson by deed from Joe L. Young, unmarried of record at Book 6605, Page 565, recorded on 07/15/1985, Register's Office for Davidson County, Tennessee.

James F. Dickson, Jr. having since died on 08/16/2002, leaving Virginia L. Dickson as surviving tenant.

( ) unimproved
This is (X) improved property known as 1314 Coreland Drive, Madison, Tennessee 37115.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 22nd day of April, 2016 :

Virginia L Dickson

Virginia L Dickson

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named VIRGINIA L. DICKSON, the bargainor(s), 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 at Sumner County, Tennessee this 22nd day of April, 2016.

Notary Public

My Commission Expires

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019