(1)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167433

Bridgehouse Title
342 Cool Springs Blvd.
Suite 203
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20160039825 DEEDWARR
Recvd: 05/12/16 14:08 2 pgs
Fees: 13.00 Taxes: 924.63

20160512-0047527

WARRANTY DEED

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson mpo

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Kelley Summers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D. Dickerson and Marjorie Cameron 3020 Windemere Circle Nashville, TN 37214	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	084 08 0 118.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand and Nine Hundred 00/100 Dollars ($249,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CECIL B. ROWE AND MARTHA A. G. ROWE, CO-TRUSTEES, OF THE ROWE FAMILY TRUST LIVING TRUST U/A/D DECEMBER 15, 2003 AND AMENDED JUNE 28, 2012**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KIMBERLY D. DICKERSON, UNMARRIED AND MARJORIE CAMERON, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120, No. 3, and Knob Section Lincoya Hills, Resubdivision Lots 120 and 121, of record in Book 5190, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 120 fronts 89.0 feet on the easterly side of Windemere Circle and runs back 231.52 feet on the north line, and a total of 234.4 feet on the south line to a line in the rear which measures 117.7 feet.

Being the same property conveyed to Cecil B. Rowe and Martha G. Rowe, Trustees, under the Rowe Family Trust Living Trust, by QuitClaim Deed from Cecil B. Rowe and Martha G. Rowe, dated 12/15/2003, and recorded on 12/18/2003, of record in Instrument # 20031218-0180265, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3020 Windemere Circle, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not

part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of May, 2016.

The Rowe Family Trust Living Trust u/a/d December 15, 2003 and amended June 28, 2012,

Cecil B. Rowe

Cecil B. Rowe, Co-Trustee, of the Rowe Family Trust Living Trust

Martha A. G. Rowe

Martha A. G. Rowe, Co-Trustee, of the Rowe Family Trust Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Cecil B. Rowe and Martha A. G. Rowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of the Rowe Family Trust Living Trust, the within named bargainor and that they as such Co-Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as Co-Trustees.

WITNESS my hand and seal, this the 9th day of May, 2016.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exp: 7-24-2017

Notary Public

Bryant L. Grantham

Printed Notary Name