G-28475-5 Box-14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059367 DEEDWARR
Recvd: 07/12/16 10:47 2 pgs
Fees: 13.00 Taxes: 666.00
20160712-0071211

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2016.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas A. Dicks and Ariana Dicks	**"New Owners"**	**119-15-0-026-00**
3127 Lake Park Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Morgan Kasprowicz and Justin Pasquale, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas A. Dicks and Ariana Dicks, husband and wife

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 No. 24, on the Plan of Southlake, Section 2 of record in Plat Book 2083, Page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Morgan Kasprowicz and Justin Pasquale, by Warranty Deed from US Bank National Association Trustee for MASTR Asset Backed Securities Trust 2006-AB1, of record in Instrument No. 20130501-0043497, Register's Office for Davidson County, Tennessee.

The said Morgan Kasprowicz and Justin Pasquale are now wife and husband.

THE conveyance subject to the following:
(1) The Plan of record as shown in Plat Book 2083, Page 84, Register's Office for &*v28& County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4259, Page 983, said Register's Office

This is improved property, known as **3127 Lake Park Drive, Nashville, TN 37211**

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 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. 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 **11th** day of **July, 2016.**

Morgan Kasprowicz

Justin Pasquale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Morgan Kasprowicz and Justin Pasquale,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **July, 2016.**

Notary Public

My Commission Expires:

