BILL GARRETT, Davidson County
Trans:T20160064051 DEEDQC
Recvd: 07/26/16 09:34 2 pgs
Fees:12.00 Taxes:0.00
20160726-0076646

This Instrument prepared by:
George T. Davis
6307 Ramsgate Court
Brentwood, TN 37027
615-498-1014

QUIT CLAIM DEED

For and in consideration the sum of TEN and No/100 Dollars ($10.00), cash in hand paid by the GRANTTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Richard Bradley Dickson, (aka R. Brad Dickson, hereinafter called "Grantor") on this day, does hereby quitclaim and convey unto Darcy Ellen Dickson (hereinafter called "Grantee"), its successors and assigns all his right, title, claim and interest in and to the following described real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, begin Lot 34 on the Plan of Section Two McMurray Place of record in Plat 5200, Page 440, in the Register's Office of Davidson County, Tennessee, to which the plan reference is hereby made for a more and complete description of the property.

Being the same property conveyed to R. Brad Dickson and Darcy Dickson, husband and wife, by Warranty Deed from Jennifer Elkins n/k/a Jennifer Spann, married and from Evan Spann, spouse of Jennifer Elkins n/k/a Jennifer Spann of record Instrument No. 20131217-0127519 in the Register's Office of Davidson County, Tennessee, dated November 14, 2013 and recorded on November 17, 2013.

Subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate local record.

Taxes for the year 2017 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200 Page 440, Register's Office of Davidson County, Tennessee.

Restrictions of record in Book 5939, Page 231, in the Register's Office of Davidson County, Tennessee, but omitting any restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction is (a) exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This improved property known as 5113 Meta Court, Nashville, Tennessee 37211.

~~TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his successors, heirs and assigns, forever~~. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, and has good right to convey it, and the same in unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and representative, 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 hands(s) this 26th day of July, 2016.

Richard Bradley Dickson aka R. Brad Dickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Richard Bradley Dickson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of July, 2016.

Notary Public

My commission expires:

GEORGE T. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The following information is not a part of this Deed:

Property Address: 5113 Meta Court, Nashville TN
Owner's Name: Darcy Ellen Dickson
Instrument Number:
Mail Tax Bills to: 5113 Meta Court, Nashville, TN 37211

Map 161.2.
Parcel 142

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
26 Day of July, 2016.
Brandi Wells, Deputy Register