WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 16, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ray Dicker	**Same as New Owners**	073 01 0 102.00
(NAME) **1017 McClurkan Avenue** ~~xxxxxxxxxx~~	(NAME)	
(ADDRESS) **37206** Nashville, TN ~~xxxxx~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Janice Elaine Watson, both individually and as personal representative of The Estate of Delmar J. Watson, Emily Joy Watson and Gloria Elizabeth Watson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ray Dicker and Karin Dicker, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 48, on the plan of Sections Three and Four, Moss Rose Heights, of record in Book 1835, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Delmar J. Watson and wife, Gloria D. Watson by Warranty Deed from T.C. Simmons and wife, Elise D. Simmons, dated October 23, 1967 and recorded October 27, 1967 of record in Book 4184, Page 434, Register's Office for Davidson County, Tennessee. Gloria D. Watson died on 12/20/2015, leaving Delmar J. Watson as the sole surviving tenant by the entirety. Delmar J. Watson died testate on 3/31/2016, devising subject property to Janice Elaine Watson, Emily Joy Watson and Gloria Elizabeth Watson as evidenced in the Last Will & Testament of Delmar J. Watson filed under Docket No. 16P746, in the Probate Court Clerk's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160075013 DEEDWARR
Recvd: 08/29/16 09:24 2 pgs
Fees:13.00 Taxes:554.63

20160829-0089944

This Conveyance is Subject to the following:

Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 1835, Page 103, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement recorded in Book 4197, Page 274 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4017 Ivy Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 24 day of August, 2016.

The Estate of Delmar J. Watson

By: Janice Elaine Watson
Janice Elaine Watson, both individually and as personal representative

Emily Joy Watson
Emily Joy Watson

Gloria Elizabeth Watson
Gloria Elizabeth Watson

State of Tennessee
County of Williamson

Personally appeared before me Janice Elaine Watson, both individually and as Personal Representative of the Estate of Delmar J. Watson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of August, 2016.

11.15.17
Notary Public

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me Emily Joy Watson and Gloria Elizabeth Watson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of August, 2016.

11.15.17
Notary Public

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200

File No.: 01288-33628
SMG TN Warranty Deed