RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167905

#33201

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/16 13:52 3 pgs
Fees:18.00 Taxes:740.00
20160914-0096708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Jeffrey D. Allyn and wife, Alicia Allyn 2845 Emery Drive Nashville, TN 37214	Landmark Community Bank P.O. Box 1660 Collierville, TN 38027	096 10 0 148.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), 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, **ROBERT W. DICKERSON AND WIFE, JAMIE P. DICKERSON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JEFFREY D. ALLYN AND WIFE, ALICIA ALLYN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 343 on the Map of Cloverhilll Subdivision, Section VI, as of record in Book 2133, Page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 343 fronts 65 feet on the southerly margin of Emery Drive and extends back between parallel lines 160.8 feet to a dead line in the rear.

Being the same property conveyed to Robert W. Dickerson and wife, Jamie P. Dickerson, by Warranty Deed from James W. Law and wife, Brenda L. Law, dated 8/22/1983, recorded 8/24/1983, of record in Book 6121 Page 600, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2845 Emery Drive, 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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Robert W. Dickerson

ROBERT W. DICKERSON

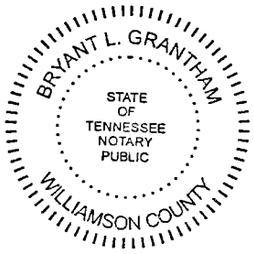
Jamie P. Dickerson

JAMIE P. DICKERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert W. Dickerson and Jamie P. Dickerson, 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 seal, this the 9th day of September, 2016.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

