Filebox B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1330

BILL GARRETT, Davidson County
Trans:T20160081452 DEEDWARR
Recvd: 09/16/16 13:43 2 pgs
Fees:13.00 Taxes:2238.50
20160916-0097683

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas J. Schuyler and wife, Sarah T. Schuyler,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Jeffry DeHart and Rory Cooke Dicker, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Oxton Hill of record in Plat Book 8250, page 781, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Schuyler and wife, Sarah T. Schuyler by deed from Dudley Warner Properties, LLC, a Tennessee Limited Liability Company, dated November 24, 1998, of record in Book 11220, page 760, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 104 Oxton Hill Lane, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of September, 2016.

Thomas J. Schuyler

Sarah T. Schuyler

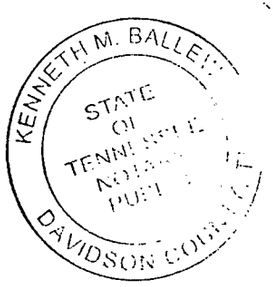
State of Tennessee)
County of Davidson)

On this 14th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas J. Schuyler and Sarah T. Schuyler, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17





State of Tennessee)
County of Davidson)

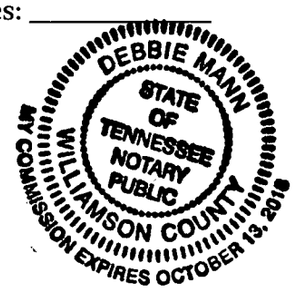
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 605,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of September, 2016.

Notary Public

My Commission Expires: _____



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Paul Jeffry Dicker 104 Oxton Hill Lane Nashville, TN 37215	F & M BANK 10 CADILLAC DRIVE, SUITE 100 BRENTWOOD, TN 37027	104-11-G-2.00