NEW OWNER:

Michael W. Lloyd
1515 Bridgecrest Dr
Unit 137
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0845

SEND TAX BILLS TO:

New Owner

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Map 149, Parcel 15-0-B, Parcel 063.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160086906 DEEDWARR
Recvd: 10/03/16 16:05 3 pgs
Fees: 18.00 Taxes: 543.53
20161003-0104190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Six Thousand Nine Hundred and 00/100 Dollars** (**$146,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **ANDREW R. DICKER AND HIS WIFE, VIRGINIA C. DICKER, F/K/A VIRGINIA C. NICHOLS**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL W. LLOYD, UNMARRIED** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 137 on the plan of Final Plat, Cambridge Forest Townhomes, Final Subdivision Plat, of record in Instrument No. 20040224-0020966, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Andrew R. Dicker and wife Virginia C. Dicker, by Quitclaim Deed from Andrew R. Dicker and wife, Virginia C. Nichols, nka Virginia C. Dicker, dated May 6, 2013, and of record in Instrument No. 20130513-0048182, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Andrew R. Dicker and Virginia C. Nichols, as joint tenants in common, by Warranty Deed, from The Craig Company, a Tennessee Corporation, dated May 31, 2007, and of record in Instrument No. 20070604-0066191, Register's Office For Davidson County, Tennessee.

This is IMPROVED property known as 1515 Bridgecrest Dr, Unit 137, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **September, 2016**.

Andrew R. Dicker, by
Kimbel Lea Mengelberg
his Attorney in fact

ANDREW R. DICKER, BY KIMBEL LEA MENGELBERG, HIS ATTORNEY IN FACT

Virginia C. Dicker by
Kimbel Lea Mengelberg
her Attorney in fact

VIRGINIA C. DICKER, BY KIMBEL LEA MENGELBERG, HER ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANDREW R. DICKER AND VIRGINIA C. DICKER BY THEIR ATTORNEY IN FACT KIMBEL LEA MENGELBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **September, 2016.**

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **146,900.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of **September, 2016.**

NOTARY PUBLIC

My commission expires:

MELISSA EDDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017