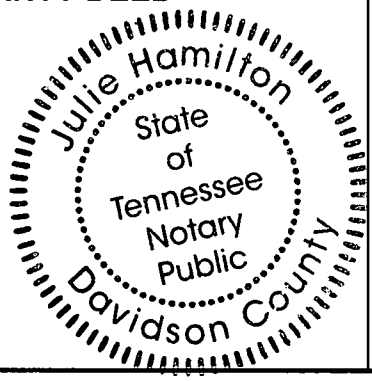
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Pickett	Same as New Owner	101-00-0-086.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
6766 Gower Road		Trans: T20160102925 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 11/21/16 14:26 2 pgs
Nashville, TN 37209		Fees: 13.00 Taxes: 617.90
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161121-0122784

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, **Stephanie R. Dickerson and husband, Chad Dickerson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Maria Pickett, an unmarried woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 8th, formerly the 12th, Civil District of Davidson County, described according to a survey made by S. H. Hutchison, Surveyor, November 21, 1953, as follows: Beginning at a point in the center of the Gower School Road at the southeast corner of the 54 acre tract of land conveyed to Thomas R. Carlton and wife, by deed from Charles Sullivan and wife, of record in Book 2134, Page 310, said Register's Office; thence with the eastern boundary line of said Carlton property north 65 deg. West 82 feet to a bodock tree, north 45 deg. west 168 feet to a cedar, north 31 deg. 30' west 150 feet to a hackberry and north 56 deg. west 159 feet to a cedar, the southwest corner of the Will Young tract; thence with the southern boundary line of said Young tract north 48 deg. 30' east 113.5 feet; thence southeastwardly 565 feet, more or less, to the center of the Gower School Road; thence with the center of said Road south 53 deg. west 47 feet to the beginning.

Being the same property conveyed to Stephanie R. Dickerson and husband, Chad Dickerson by Quit Claim Deed from Stephanie R. Dickerson, formerly known as Stephanie R. Bass dated 08/20/2003 recorded 08/25/2003, of record in Instrument No. 20030825-0122894, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
Deed Easement contained in Installment Deed of record in Book 2346, Page 165, in the Register's Office for Davidson County, Tennessee.
Any inaccuracy in the area, square footage, or acreage of land described in above. The

company does not insure the area, square footage, or acreage of the land.
Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6766 Gower Road, Nashville, TN 37209
(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), 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), 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 our hands this 18th day of November, 2016.

Stephanie R. Dickerson

Stephanie R. Dickerson

Chad Dickerson

State of Tennessee
County of Williamson

Personally appeared before me Stephanie R. Dickerson and Chad Dickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of November, 2016.

Notary Public
My Commission Expires: 11/17/17

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027