THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 17061212**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $1,780,000.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2017. Notary Public My Commission Expires: January 5, 2020

WILLIAMSON COUNTY SHERI ENGLISH STATE OF TENNESSEE NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 06/30/17 14:36 3 pgs
Fees:18.00 Taxes:6586.00
20170630-0066259

WARRANTY DEED

Address New Owner: John Brandon Rife and Sara H. Rife 1015 Lynnwood Boulevard Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ F & M Bank 10 Cadillac DR. Ste 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 130-14-0-028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert A. Dickey and Anne B. Dickey, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Brandon Rife and Sara Helen Rife, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 38-A, as shown on the map entitled A Resubdivision of Lot 8 on the Plan of T.J. Tynes Tract recorded in Book 547, page 188 and Lots 2 and 38 of Chickering Hills, Section One, recorded in Book 2331, page 8, RODC, TN, of record in Plat Book 6250, page 698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT A. DICKEY and ANNE B. DICKEY, husband and wife, by deed from DAVID SCOTT RADER and wife, BETH THORNTON RADER, of record in Instrument No. 20120316-0022524, dated March 12, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 130-14-0-028.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, page 698, said Register's Office.

This is improved property located at 1015 Lynnwood Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2017.

Robert A. Dickey

Anne B. Dickey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert A. Dickey and Anne B. Dickey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

Notary Public

My Commission Expires: _____

J. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY