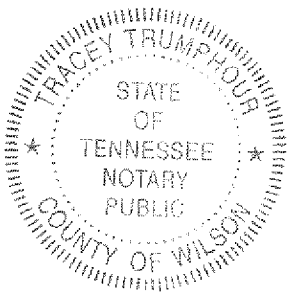
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark E. Edwards	Mark E. Edwards	
(NAME)	(NAME)	
5023 Lakeridge Dr.	5023 Lakeridge Dr.	075-04-0-234.00
(ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 08/07/17 15:02 3 pgs Fees:18.00 Taxes:370.00
Old Hickory, TN 37138	Old Hickory, TN 37138	**20170807-0080723**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Doris W. Dickerson, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mark E. Edwards and Tammy D. Edwards, Husband and Wife**, 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 Davidson County, Tennessee, being all of Lot No. 545 on the Plan of Section Nine, Tulip Grove, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The said Charles Edward Dickerson died on 12/17/2014, leaving the said Doris W. Dickerson the sole surviving tenant by the entirety.

Being the same property conveyed to Charles Edward Dickerson and Doris W. Dickerson his wife by Warranty Deed from Ben Merritt and Bonnie R. Merritt and d/b/a Ben Merritt Construction Company, dated 01/13/1978, recorded 01/17/1978, of record in Book 5243, Page 675, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4675, Page 135, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4846, Page 924, in the Register's Office for Davidson County, Tennessee. Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 4808 Concord Drive, Hermitage, TN 37076

(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 my hand this 7th day of August, 2017.

Doris W. Dickerson By Karen D. Jones her Attorney In Fact

Doris W. Dickerson by Karen D. Jones her atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 7th day of August, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Karen D. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Doris W. Dickerson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20170404-0033098, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

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

Sheila McCord

Notary Public

My commission expires: 3/19/19

