WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170073984 DEEDWARR
Recvd: 08/24/17 13:55 2 pgs
Fees: 13.00 Taxes: 939.43
20170824-0087188

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $253,900.00.

Affiant

Subscribed and sworn to before me this 25 day of August, 2017.

Notary Public

My Commission expires: 12-1-2020

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Jamie Dick	SAME	05202023200
327 Hillcrest Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nashville Homes, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Jamie Dick, an unmarried man, John P. Dick, and Paula Dick, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the Map of Rainbow Terrace Subdivision, Section 2, unrecorded and described according to a copy of said Map by W.W. Turner Co., Engineers, dated August 26, 1947, as follows: Said Lot No. 15 fronts 139 feet to the Easterly side of Hillcrest Drive and runs back 382.4 feet on the Southerly line and 390.6 feet on the Northerly line, to a dead line on the rear,measuring 139.2 feet thereon.

Being the same property conveyed to Nashville Homes, LLC from Barry A. Brewer by Warranty Deed on October 17, 2016, of record in Instrument Number 20161019-0110085, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $973.15 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 05202023200, which are not due until 10/1/2017.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Easement and Agreement of record in Book 6313, Page 973, Register's Office for Davidson County, Tennessee.

This is improved property known as: **327 Hillcrest Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be aplicable to all genders.

WITNESS our hands this August 23, 2017.

Nashville Homes, LLC

By: Hozan Barwari, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared beforeme me, the undersigned, a Notary Public in and for said State and County, Hozan Barwari, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged that he is the authorized member of Nashville Homes, LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to exectue the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 23, 2017

My commission expires 5-3-2021

Notary Public

JULIE COOME
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY