Bill Garrett Davidson County
Batch# 1961 DEEDWARR
09/18/2017 03:15:30 PM 2 pgs
Fees: $13.00 Taxes: $3,533.50
20170918-0095439

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712796**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $955,000.00. Affiant Subscribed and sworn to before me, this ~~31st~~ 15TH CMC day of ~~August~~ SEPTEMBER CMC, 2017. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Joseph L. Dickson and Nancy D. Dickson 214 FAIRFAX AVE Nashville TN 37212-4005	Send Tax Bills To: ~~New Owner~~ CMC 74 M BANIC 50 FRANKLIN STREET CLARKSVILLE, TN 37040	Tax Information: Tax Parcel ID No. 10406008900

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, **Bret D. Moore, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Dickson and Nancy Dickson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, Being Lot No. 65 on the Plan of Bransford Realty Company's West End Heights, of record in Plat Book 332, Page 125, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 65 fronts 70.0 feet, more or less, on the East side of Fairfax Avenue and extends back 202.5 feet, more or less, on the North line and 205.0 feet, more or less, on the South line, to an alley in the rear on which it measures 45.0 feet, more or less.

Being the same property conveyed to Bret D. Moore by Warranty Deed from Alexander D. Borowsky and wife, Kristin L. Borowsky, recorded on the 7th day of July, 1998 in Deed Book 11009, Page 988, in the Register's Office of Davidson County, Tennessee.

Brooks Moore joins in this instrument for the purposes of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S WEST END HEIGHTS, as recorded in Plat Book 332, Page(s) 125, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 214 FAIRFAX AVE Nashville TN 37212-4005

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 31st day of August, 2017.

Bret D. Moore by Brooks Moore Attorney in Fact
Bret D. Moore
By: Brooks Moore, Attorney in Fact

Brooks Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brooks Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2017.

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brooks Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Bret D. Moore, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of August 2017.

Notary Public