Bill Garrett Davidson County
Batch# 21596 DEEDWARR
11/02/2017 03:42:25 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20171102-0112801

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$319,999.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2017.

Carmen Coats
Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul M. Miller	SWBC MORTGAGE CORP	**081-08-1F-001.00co**
1923B Delta Avenue	9311 SAN PEDRO # 100	
Nashville, TN 37208	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James M. Dickerson, unmarried, and Joshua Dickerson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul M. Miller, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. B on the Plan of 1923 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 1923 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160818-0086488 as amended in Instrument No. 20171020-0107531, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plat of 1923 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "A" to the First Amendment to Declaration of Covenants, Conditions and Restrictions for 1923 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171020-0107531, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to James M. Dickerson, unmarried and Joshua Dickerson, married by Deed dated April 13, 2016, from Deandria Rosenthal, Personal Representative of the Estate of Ewing Greene, Jr., of record in Instrument No. 20160415-0036210, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plat of record as shown on Exhibit "A" of the First Amendment to the Declaration of Covenants, Conditions and Restrictions for 1923 Delta Avenue Townhomes of record in Instrument No. 20171020-0107531, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **All matters shown on the plan of record in Book 21, Page 105, said Register's Office.**
3. **Declaration of Covenants, Conditions and Restrictions for 1923 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160818-0086488 as amended in Instrument No. 20171020-0107531, Register's Office for Davidson County, Tennessee.**

This is improved (X) property, known as **1923B Delta Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and 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/our hand(s) this **31st** day of **October, 2017.**

James M. Dickerson

Joshua Dickerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James M. Dickerson and Joshua Dickerson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2017.**

Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019