(3)

WARRANTY DEED

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson KT

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2017.

Notary Public

My commission expires: 12/05/2020
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 31657 DEEDWARR
11/30/2017 10:08:24 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20171130-0122119

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	New Owner	**081-08-1-F-002.00co**
1923 B Delta Avenue		
Nashville, TN 37208		

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

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. A on the Plan of 1923 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, 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, in Instrument No. 20171020-0107531, and as amended in Instrument No: 20171127-0120739, and as amended in Instrument No: 20171130-0122117, 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. 20160818-0086488, in Instrument No. 20171020-0107531, and as amended in Instrument No: 20171127-0120739, and as amended in Instrument No: 20171130-0122117, 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 HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

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

1) All matters shown on 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, as amended in Instrument No. 20171127-0120739, Register's Office for Davidson County, Tennessee;

2) All matters shown on the plan of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee;

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, as amended in Instrument No:20171127-0120739, and as amended in Instrument No: 20171130-0122117, Register's Office for Davidson County, Tennessee;

4) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (_X_) Unimproved (____) property, known as **1923 A 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 **29th** day of **November, 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 sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **November, 2017.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21