Bill Garrett Davidson County
Batch# 33163 DEEDWARR
12/05/2017 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $540.20
20171205-0123735

	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $146,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2017. Notary Public My commission expires: 7/2/18
(Notary Stamp)	MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd, Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gary Dickerson and Priscilla Dickerson	Gary Dickerson and Priscilla Dickerson	150-06-0-226.00
3119 Woodymore Drive	3119 Woodymore Drive	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bettye A. Morris, unmarried, FKA Bettye A. Aiden, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gary Dickerson and Priscilla Dickerson

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 28-B on the Plan of Zone Lot Division, Lots 28 & 29 Woodymore Heights, Section 2 of record in Plat Book 5200, Page 645, amended in Book 6900, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Bettye A. Aiden, married, by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20110324-0022777 Register's Office for Davidson County, Tennessee, dated February 16, 2011 and recorded on March 24, 2011.

This is improved property known as **3119 Woodymore Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of December, 2017.

Bettye A. Morris

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bettye A. Morris, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of December, 2017.

Notary Public
My Commission Expires: 4-27-19

SolomonParks File No. 60170270

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SP 11/2015

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed 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.

Signature

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY