Bill Garrett Davidson County
Batch# 34556 DEEDWARR
12/07/2017 01:32:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171207-0125096

THIS INSTRUMENT PREPARED BY: Davis Law Group, PLLC
103 Wexford Hall
Hendersonville, TN 37075
Based upon information supplied by Grantor.

[NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES]
[PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(F).]

NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**PARCEL ID.:**
Dwight Dickey and Mary Dickey, Trustees With Power to Act Independently Dwight Dickey and Mary Dickey Revocable Trust (u/a/d 11/30/17) 2716 Legacy Place Shawnee, OK 74804	-same-	105140C11200CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF good and valuable considerations (but no monetary considerations), the receipt and sufficiency of which are hereby acknowledged, **Mary Kathryn Dickey** (hereinafter referred to as "Grantor"), by these presents does hereby grant, transfer and convey (together with the right to sell, mortgage, lease or otherwise dispose of the following property without the need for concurrence or consent of any parties including the beneficiaries of the trust) unto **Dwight Dickey and Mary Dickey**, IN TRUST, as **Trustees** of the **Dwight Dickey and Mary Dickey Revocable Trust** (u/a/d 11/30/17) (referred to herein as "Grantee"), their successors and assigns forever, all of Grantor's right, title and interest in a certain tract or parcel of land in the State of Tennessee, Davidson County, and described as follows, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 112 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Regiter's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit,as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mary Kathryn Dickey from Hillview Village Partnership, a Tennessee general partnership, by warranty deed dated April 14, 2008, and of record as Instrument #200800416-0038344 in the Office of the Register of Deeds for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners

and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record.

This is improved property known as 2310 Elliott Avenue, #112, Nashville, TN 37204.

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, their successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantees, their successors 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 hand this 30th day of November, 2017.

Mary Kathryn Dickey

Mary Kathryn Dickey

STATE OF OKLAHOMA)
COUNTY OF Oklahoma)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Mary Kathryn Dickey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Oklahoma City, Oklahoma, this 30th of Nov, 2017.

4-11-21

My Commission Expires

NOTARY SEAL PUBLIC
B. J. WILLIAMSON
Notary Public
State of Oklahoma
Commission # 13003443 Expires 04/11/21

B J Williamson

Notary Public

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AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(5), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(F).}

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