Box#14 G#30776-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 97320 DEEDWARR
05/29/2018 09:08:07 AM 2 pgs
Fees: $13.00 Taxes: $641.95

20180529-0050692

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$173, 500.00**

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2018.

Notary Public

My commission expires: 4/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Jake Dickerson **Holly Dickerson**	**"New Owner"**	**162-050-013.00**
359 Brewer Drive		
Nashville, TN 37211		

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, I,

Daisy Denise Gower Dickerson

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

Jake Dickerson and Holly Dickerson, husband and wife

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 Lot No. 70 on the Plan of Southwood, of record in Plat Book 2663, Page 125 and 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Benjamin Addison Gower, Jr., by Deed dated October 27, 1959, from Hillview Co., a Tennessee Corporation, of record in Book 2991, Page 297, Register's Office for Davidson County, Tennessee.

The said Benjamin Addison Gower, Jr., having conveyed to Benjamin Addison Gower, Jr., and wife, Virginia M. Gower, by Quitclaim Deed dated October 11, 1960, of record in Book 3134, Page 561, Register's Office for Davidson County, Tennessee.

Benjamin Addison Gower, Jr., and Virginia M. Gower having since died, with Benjamin Addison Gower, Jr., having predeceased Virginia M. Gower on August 10, 2001. Virginia M. Gower died on October 11, 2007, devising said property to the Trustee of the Trust, with the consent and participation of the beneficiary of the Trust petitioned the court in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 07P1731 & 07P1996, to terminate the Trust. Upon entry of an Order dated January 8, 2008, terminating the Trust.

Attorney Dan R. Alexander a/k/a Dan R. Alexnder executed and recorded a Quitclaim Deed dated December 22, 2009, to Daisy Denise Gower Dickerson, recorded in Instrument No. 200912280-0117253, an Affidavit in Furtherance of Title has been recorded in Instrument No. 20180529-0050691 Register's Office for Davidson County, Tennessee.

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

1) All matters shown on the Plan of record in Plat Book 2663, Page 125 and 126, said Register's Office for Davidson County, Tennessee;

2) 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 **359 Brewer Drive, Nashville, TN 37211**

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 **25th** day of **May, 2018.**

Daisy Denise Gower Dickerson

Daisy Denise Gower Dickerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Daisy Denise Gower 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **May, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY