

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF June, 2018.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18060001

Address of New Owner
John Warren Dicker
Rita Y. Dicker
701 South 12th Street
Nashville, TN 37206

Send Tax Bills To:
10421 SW 111st
Miami, FL 33176

Tax Information:
094-01-0-169.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Graciela O. Toney, a single person,** hereinafter called the **GRANTOR**, have/has bargained and sold, and by these presents do transfer and convey unto **John Warren Dicker and Rita Y. Dicker,** hereinafter called the **GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, described as follows:

Tract I: Being Lot No. 196 on the Map of Payne, Blakemore and Cummings' Addition to Edgefield, now East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 196 fronts 50 feet 3 inches on the east side of South 12th Street and runs back 184 feet 5 inches on the south line and 190 feet on the north line along the south margin of Sevier Street to an alley on which it measures 50 feet.

Tract II: Being Lot No. 195 on the Map of Payne, Blakemore and Cummings' Addition to East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description of said lot.

Being the same property conveyed to Claude O. Wooten by Warranty Deed from Jack Paul Kelly, Jr., dated 03/16/1994 and recorded on 03/22/1994 in Book 9286, Page 39, Register's Office for Davidson County, Tennessee. The said Claude O. Wooten having since died testate on or about 11/09/2015 devising subject property to Graciela O. Toney, pursuant to his Last Will and Testament of record in the Seventh Circuit Probate Court for Davidson County, Nashville, Tennessee, Docket No. 15P2083. For further reference see Executrix Quitclaim Deed of record in Instrument No. 20161024-0112163, Register's Office for Davidson County, Tennessee.

This is property generally located:
701 South 12th Street, Nashville, TN 37206

Bill Garrett Davidson County
Batch# 105512 **DEEDWARR**
06/18/2018 09:50:17 AM 2 pgs
Fees: $13.00 Taxes: $1,491.10

20180618-0058153

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 57, Page 70, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Graciela O. Toney** has/have caused this instrument to be executed, this the 15 day of June, 2018.

Graciela O. Toney

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Graciela O. Toney,** 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.

This the 15 day of June, 2018.

My commission Expires: 8-25-19

~~NOTARY~~ PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY