File Box 8

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 129267 **DEEDWARR**
08/15/2018 02:29:31 PM 2 pgs
Fees: $13.00 Taxes: $5,624.00

20180815-0080925

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joe P. Dickerson, Jr. 4419 Forsythe Place Nashville, Tennessee 37205	new owner	130-10-0-041.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Truxton Trust Company, Nashville, Tennessee, as Successor Co-Trustee of the Marge H. Ewers Living Trust U/A dated March 4, 2011**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **JOE P. DICKERSON, JR.**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidosn County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 3 and the northerly part of Lot No. 12 of Block 5 on the Plan of the Manors of Belle Meade, as of record in Book 547, page 152, RODC.

Said Lot No. 3 fronts 75 feet on the southerly side of Forsythe Avenue and runs back on its westerly line 103 feet 6 inches to a dead line and on its easterly line 93 feet 6 inches, more or less, to said dead line, on which it shows 75 feet 9 inches.

Said part of Lot No. 12 is described as follows: BEGINNING on the dividing line between Lots Nos. 12 and 13 at the southwest corner of Lot No. 3, said point being 103-1/2 feet south of the southerly margin of Forsythe Avenue; thence with said dividing line southwardly 178 feet to a point 150 feet north of the northerly margin of Manor Drive; thence eastwardly and parallel with said Drive 75 feet to the dividing line between Lots Nos. 11 and 12; thence with said line, northwardly 188 feet to the southeast corner of said Lot No. 3; thence with the southerly line of same westwardly 75 feet 9 inches to the beginning.

Being the same property conveyed to Marge H. Ewers, Trustee of the Marge H. Ewers Living Trust U/A dated March 4, 2011, as amended, by Quitclaim Deed from Marge H. Ewers, individually, Marge H. Ewers, Trustee of the Marital Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, and Marge H. Ewers, Trustee of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, of record on 12/30/2015, at Instrument No. 20151230-0130912, Davidson County Register of Deeds. Truxton Trust Company, Nashville, Tennessee, is the successor Co-Trustee of the said Trust, with full power and authority to convey this property by its signature alone, without the joinder of any other Co-Trustee of the Trust.

Together with and subject to the rights to maintain a driveway and landscaping pursuant to that certain Grant of Appurtenant Easement conveyed to E. William Ewers and Marge H. Ewers from E. Williams Ewers and spouse, Marge Ewers and David H. Brown and Kathryn C. Brown, dated January 25, 2006 in Instrument No. 20060208-0015673, and re-recorded as Instrument No. 20060216-0018973, Register's Office for Davidson County, Tennessee.

This property is commonly known as **4419 Forsythe Place, Nashville, TN 37205**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 the hand of the Grantor's authorized representative, this 14th day of **August, 2018**:

Truxton Trust Company, Nashville, Tennessee,
as Successor Co-Trustee of the Marge H. Ewers
Living Trust U/A dated March 4, 2011

By: x Samuel Nokovich

Name: Samuel Nokovich

Title: Associate Wealth Advisor

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Samuel Nokovich (Print Name), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Associate Wealth Advisor (Print Title) of **Truxton Trust Company, Nashville, Tennessee**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Truxton Trust Company, Nashville, Tennessee,** for the purposes therein contained.

Witness my hand and official seal on this the 14th day of **August, 2018**:

Ann Granville Heaton
NOTARY PUBLIC

My Commission Expires: 11.03.20

ANN GRANVILLE HEATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,520,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF August, 2018:

Debbie Mann
Notary Public

My Commission Expires: 10/13/18

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCT. 13, 2018