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Karen Y Johnson Davidson County
Batch# 177287 DEEDWARR
12/21/2018 03:29:22 PM 2 pgs
Fees: $13.00 Taxes: $973.10
20181221-0124619

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118579

Judy S. Wells
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $263,000.00.

James L. Davis
Affiant

Subscribed and sworn to before me, this 21st day of December, 2018.

Notary Public
My Commission Expires: 6/22/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James L. Davis and Gail Crider 3000 Hillsboro Pike Apt 128 Nashville TN 37215	New Owner	Tax Parcel ID No. 117-03-0A-128.00 CO

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 of which is hereby acknowledged, **Roy Shelton Dickson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James L. Davis and Gail Crider, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 128 on the Plan of Versailles Apartments, of record in Plat Book 5050, page 80 as corrected by surveyors certificate of correction in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944 amended in Book 5589, page 367, Book 5659, page 641 rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, said Register's Office.

Being the same property conveyed to ROY SHELTON DICKSON, by deed from CHARLES W. VEAZEY, JR. AND RUTH SUSAN GORDON, HUSBAND AND WIFE, of record in Instrument No. 20041203-0144455 , dated November 29, 2004 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-03-0A-128.00 CO.

Master Deed of record in Book 5169, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719 , said Register's Office.

Matters shown on the Plan of record in Book 5050, page 80 as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, said Register's Office.

Grant of Easement of record in Instrument No. 20171127-0120858, said Register's Office.

This is improved property located at 3000 Hillsboro Pike Apt 128 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2018.

Roy Shelton Dickson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roy Shelton Dickson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2018

Notary Public

My Commission Expires: _____

