31506-8 Box 14

Name and Address of New Owner:
Ann L. Knuckles Mahoney and John R. Mahoney
2203 Porter Road
Nashville, TN 37206

Send Tax Bills To:
Bank of England
PO Box 3490
Little Rock, AR 72203-3490

This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 184879 **DEEDWARR**
01/17/2019 09:35:16 AM 2 pgs
Fees: $13.00 Taxes: $1,198.80

20190117-0004893

Map & Parcel No: 072-16-0-052

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karin Dicker and Ray Dicker, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ann L. Knuckles Mahoney and John R. Mahoney, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 on the Plan of Burchwood Gardens, Section 1, as of record in Book 2900, Page 16, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karin Dicker and Ray Dicker, Wife and Husband from Paul Vincent Whittaker, unmarried, by Warranty Deed dated June 8, 2018 of record in Instrument No. 20180622-0060212, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: NOTES, EASEMENTS SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BURCHWOOD GARDENS, SECTION I, OF RECORD IN BOOK 2900, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

This is NOT the principal residence of the Grantor named herein

This is improved property known as: 2203 Porter Rd., Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of January, 2019.

Karin Dicker

Ray Dicker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2019, before me personally appeared Karin Dicker and Ray Dicker, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 16th day of January, 2019.

Notary Signature
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $324,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of January, 2019.

Notary Public
My commission expires: 3-8-22
File No. 2018-106

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY