WARRANTY DEED

Karen Johnson Davidson County
Batch# 208489 DEEDWARR
03/21/2019 03:40:49 PM 2 pgs
Fees: $13.00 Taxes: $665.63

20190321-0025967

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark M. Brown and Mary E. Link	new owners	
(NAME) 819 Bellevue Road	(NAME) P.O. Box 50908	142-06-0-C 46.00 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARRA JO DICKERSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK M. BROWN AND MARY E. LINK, HUSBAND AND WIFE, A 50% UNDIVIDED INTEREST AND IRA INNOVATIONS LLC FBO MARK BROWN IRA, A 50% UNDIVIDED INTEREST,** 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 Unit 9B on the Plan of Doral Country Villa Condominiums, Section 6, of record in Book 5200, page 32, Register's Office for Davidson County, Tennessee, as described in the Master Deed establishing a horizontal property regime with respect to Doral Country Villa Condominiums, Section 6, of record in Book 5011, page 395, as amended in Book 5124, pages 163, 165 and 167, and Book 5157, page 154 and Book 5194, page 136 and Book 5260, page 769, made applicable to Section 6 of record in Book 5260, page 767 and re-recorded in Book 5260, page 817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarra Jo Dickerson and husband, James Braxton Dickerson, by deed from Leroy Jones and wife, Cheryl Jones, of record in Instrument No. 20040701-0078241, Register's Office for Davidson County, Tennessee. James Braxton Dickerson died December 10, 2018, vesting title solely in Sarra Jo Dickerson as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 819 Bellevue Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 18th day of March, 2019

Sarra Jo Dickerson by
Kevin D. Montgomery, attorney in fact

SARRA JO DICKERSON

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2019, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Sarra Jo Dickerson and acknowledged that he executed the same as the free act and deed of Sarra Jo Dickson.

Witness my hand and official seal this 18th day of March, 2019.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2022

Kathy Snider
Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-KRE-19-819