Karen Johnson Davidson County
Batch# 211147 **DEEDWARR**
03/28/2019 10:46:17 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20190328-0028031

WARRANTY DEED

2019-1390

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of March, 2019.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James R. Dickson and Deborah Cunningham Dickson 101 Laird Road Nashville, TN 37205	NEW OWNER	11613006200

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Keith Collison and Roslyn E. Collison**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James R. Dickson and Deborah Cunningham Dickson**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 22 on the Plan of Harding Park, of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Roslyn E. Collison and husband, Keith Collison, by Quitclaim Deed from Roslyn Collison (formerly known as Roslyn Teltschik), dated December 21, 2004 and recorded December 29, 2004 in Instrument No. 20041229-0154131, said Register's Office.

Also being the same property conveyed to Roslyn Teltschik by Warranty Deed from William T. Hendon and wife, Rebecca S. Hendon, dated April 17, 2003 and recorded April 24, 2003 in Instrument No. 20030424-0055401, said Register's Office.

( ) unimproved
This is (X) improved property know as 101 Laird Road, Nashville, TN 37205.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 15th day of March, 2019

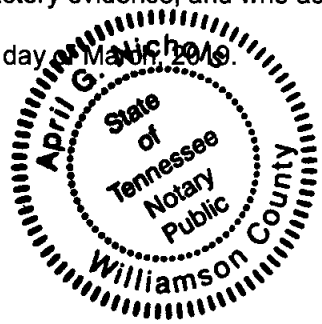
Keith Collison

Roslyn E. Collison

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Keith Collison and Roslyn E. Collison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March, 2019.



Notary Public
My Commission Expires: 6-30-2019