Karen Johnson Davidson County
Batch# 212907 DEEDWARR
04/02/2019 10:37:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190402-0029688

**Prepared By: Deborah D. Hunt, Esq.**
Sebaly Shillito + Dyer, A Legal Professional Association
1900 Kettering Tower
Dayton, OH 45423

# GENERAL WARRANTY DEED

**JOHN DICKERSON** and **PAULA DICKERSON**, husband and wife, of Butler County, Ohio, grant with general warranty covenants to **JOHN E. DICKERSON, JR. and PAULA K. DICKERSON, Co-Trustees, or their successors in trust, of THE JOHN AND PAULA DICKERSON FAMILY DYNASTY TRUST, dated March 26, 2019, and any amendments thereto or restatements thereof**, whose tax mailing address is 408 A South 15th Street, Nashville, Tennessee 37206, the following real property located in Davidson County, State of Tennessee, and described as follows:

Being Unit No. B as shown on the Plan of Cottages of South 15th a Horizontal Property Regime with Private Elements having been established by the Declaration of Cottages of South 15th of record in Instrument No. 20140523-0044858, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Peggy J. Willis, unmarried, by Warranty deed from Dennis Harden and wife, Dorothy Harden of record in Book 5257, page 120 Register's Office for Davidson County, Tennessee, dated February 24, 1978 and recorded on February 24, 1978. (Value of consideration shown in aforementioned deed $21,500.00.)

The said Peggy J. Willis died October 22, 2013 leaving John Albert Willis the sole owner of the property. All the known heirs at law at the time of her death are all of her living issue, namely John Albert Willis, as set forth in the Affidavit of Heirship file with the Probate Court for Davidson County, Tennessee. Prior to the death of Peggy J. Willis, [her] only other issue, her son Michael Elmore Willis, died in 1991, unmarried with no issue as set forth in the affidavit of Heirship of record in Instrument No. 20140102-0000276, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Chestnut Enterprises, LLC by Warranty deed from John Albert Willis of record in Instrument No. 20140102-0000277 Register's Office for Davidson County, Tennessee, dated December 17, 2013 and recorded on January 02, 2014. (Value of consideration shown in aforementioned deed $145,300.00.)

The previous and last conveyance being the Warranty Deed from Chestnut Enterprises, LLC unto John Dickerson and wife, Paula Dickerson, dated December 14, 2015, acknowledged December 14, 2015, and recorded December 21, 2015, in Instrument No. 20151221-0128234 of the Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $486.900.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROEPRTY KNOWN AS 408 A South 15th Street, Nashville, TN 37206.

Map-Parcel Number: 083 13 0N 002.00

The said Grantors hereby release their right and expectancy of dower in said premises.

This transfer is exempt from State of Tennessee realty transfer taxes pursuant to Tenn. Code Ann. §67-4-409(a)(F).

**EXECUTED** this 26th day of March, 2019.

**JOHN DICKERSON**

**PAULA DICKERSON**

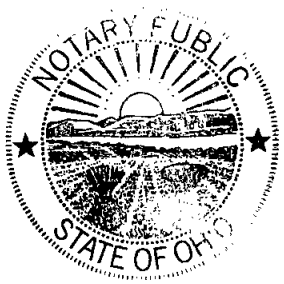
STATE OF OHIO, COUNTY OF BUTLER, SS:

BEFORE ME, on this 26th day of March, 2019, a Notary Public in and for said State and County, personally appeared the above named **JOHN DICKERSON** and **PAULA DICKERSON**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

WITNESS my official signature and seal on the day last above mentioned.

Notary Public, State of Ohio

THIS INSTRUMENT PREPARED BY:
**DEBORAH D. HUNT, ESQ.**
Sebaly Shillito + Dyer
A Legal Professional Association
1900 Kettering Tower
Dayton, OH 45423
937.222.2500




DEBORAH D. HUNT, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.