WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00 Affiant Subscribed and sworn to before me, this the 26th day of July 2019. Notary Public My commission expires: _____ (Affix Seal)
Fidelity Residential Solutions 10125 Crosstown Circle Suite 380 Eden Prairie, MN 55344 820580 1060802 Joe Krocak	

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Joseph Patricio 6132 Hampton Hall Way	NAME: F&M Bank 50 Franklin Street
STREET ADDRESS: Hermitage, TN 37076	STREET ADDRESS: Clarksville TN
MAP & PARCEL NO.: 098-05-0A-008.00	37040

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric Dickerson and Juleen Dickerson, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Joseph Patricio, Unmarried,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Hampton Hall, of record in Plat Book 9700, Page(s) 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This is improved property known as: 6132 Hampton Hall Way, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 263085 DEEDWARR
07/29/2019 08:57:04 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190729-0074126

WITNESS MY/OUR SIGNATURE(S) THIS 5th day of June, 2019.

X _____
Eric Dickerson

X _____
Juleen Dickerson

State of Tennessee
County of Davidson
} ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Eric Dickerson, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 5th day of June, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

SARA MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Sara Martin
Notary Public
My commission expires 3/3/2020

State of Tennessee
County of Davidson
} ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Juleen Dickerson, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 5th day of June, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

SARA MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Sara Martin
Notary Public
My commission expires 3/3/2020

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Hampton Hall, of record in Plat Book 9700, Page(s) 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Juleen Dickerson and Eric Dickerson, wife and husband by Warranty Deed from Toy Krystal Livingston, an unmarried woman, of record in Instrument No. 20160329-0029548, Register's Office for Davidson County, Tennessee, dated March 23, 2016 and recorded on March 29, 2016.