# WARRANTY DEED

Karen Johnson Davidson County
Batch# 273479 DEEDWARR
08/19/2019 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20190819-0082934

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,900.00.

Corina Marie Picchiottino
Affiant

Subscribed and sworn to me on July 31, 2019.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32673

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Matthew T. Dickerson<br>Sara Dickerson<br>1216 Scarcroft Lane<br>Nashville, TN 37221 | Guaranteed Rate, Inc.<br>3940 N. Ravenwood<br>Chicago, IL 60613 | 141-5-A-213.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jared Bradley Picchiottino and Corina Marie Picchiottino, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Matthew T. Dickerson and Sara Dickerson, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Avondale Park, Phase 1, Section 4 of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jared Bradley Picchiottino and Corina Marie Picchiottino, husband and wife, by Warranty Deed dated March 31, 2011 and recorded April 5, 20122, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record as Instrument No. 20110405-0026113, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an Instrument of record as Instrument No. 20081203-0117452, amended as Instrument No. 20090331-0028791; Instrument No. 20101223-0102254; Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee.
3. Easements, Annual Assessments and Special Assessments, charges and liens as contained in Declaration of Protective Covenants, Conditions and

Restrictions for Avondale Park of record as Instrument No. 20081203-0117452, Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record as Instrument No. 20071002-0117293, and as Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 5738, page 819 and Partial Abandonment of Easement of record as Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, page 7, Register's Office for Davidson County, Tennessee.
7. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, page 903, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1216 Scarcroft Lane, Nashville, TN 37221.

**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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 31st day of July, 2019.

Jared Bradley Picchiottino

**Jared Bradley Picchiottino**

Corina Marie Picchiottino

**Corina Marie Picchiottino**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On July 31, 2019, before me personally appeared Jared Bradley Picchiottino and Corina Marie Picchiottino 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 acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on July 31, 2019.

Todd A Brickey

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 01, 2021

**TRUE COPY CERTIFICATION**

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY