32903-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 365473 DEEDWARR
03/02/2020 08:39:58 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20200302-0022752

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$110,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2020.

Notary Public

My commission expires: 9/1/20
(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John M. Mabry and Melinda Y. Mabry	**"New Owner(s)"**	**162-05-0-397-00**
5407-B Pennsylvania Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jacob Dickerson and Holly Dickerson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John M. Mabry and Melinda Y. Mabry, husband and wife

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 Lot No. 1 on the Plan of the Re-Subdivision of Lot 70, Southwood Subdivision, of record in Instrument No. 20191108-0115508, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Jake Dickerson and Holly Dickerson, husband and wife, by Deed from Daisy Denise Gower Dickerson, of record in Instrument No. 20180529-0050692, Register's Office for Davidson County, Tennessee.

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

1. **The Plan of record as shown in Instrument No. 20191108-0115508, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Restrictive Covenants contained in instrument of record in Book 2904, page 51; amended in Book 7127, page 491, and in Book 9794, pages 578, 580, 582, 607, 612 and 617, said Register's Office.**
3. **Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.**

This is improved property, known as **361 Brewer Drive, Nashville, TN 37211**

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 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/our hand(s) this **28th** day of **February, 2020.**

Jacob Dickerson

Holly Dickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jacob Dickerson and Holly Dickerson,** the within named sellers, 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 at Nashville, Tennessee, this **28th** day of **February, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21