Karen Johnson Davidson County
Batch# 462840 DEEDWARR
08/24/2020 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.45
20200824-0095566

33634-5

WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$304,987.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2020.

Notary Public

My commission expires: 12/1/2020

(AFFIX SEAL)

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
Elizabeth Sherwood and Jonathan Sherwood	Mortgage Investors Group	**162-05-0-013-00**
359 Brewer Dr	8320 E. Walker Springs Ln. Ste. 200	
Nashville, TN 37211	Knoxville, TN 37923	

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,

Jake Dickerson and Holly Dickerson, husband and wife

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

Elizabeth Sherwood and Jonathan Sherwood, wife and husband

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. 2 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 instrument is being executed on behalf of Jake Dickerson, pursuant to a Power of Attorney executed by same on the 14th day of August, 2020, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is improved property, known as **359 Brewer Dr, 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 **21st** day of **August, 2020.**

Jake Dickerson by Holly Dickerson Atty in Fact
Jake Dickerson, by Holly Dickerson, Attorney in Fact

Holly Dickerson
Holly Dickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Holly Dickerson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Jake Dickerson,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jake Dickerson,** for the purpose therein contained, by signing the name of **Jake Dickerson,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **August, 2020.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **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 **21st** day of **August, 2020.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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