Name and Address of New Owner:
John Stephen Dickerson
1050 East Trinity Lane
#3
Nashville, TN 37216

Send Tax Bills To:
John Stephen Dickerson
1050 East Trinity Lane
#3
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 566408 DEEDWARR
02/03/2021 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,457.80
20210203-0015378

This Instrument Prepared By:
Ginger Weber
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 072-06-3-H01-10-0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher Michael Fleming, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Stephen Dickerson, Also Known As John S. Dickerson, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Unit No. 11 of Vibe, a planned unit development, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being a portion of the property conveyed to HV Urban by Warranty deed from James R. Criswell of record in Instrument No. 20160222-0016699 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016. (Value of consideration shown in aforementioned deed $1,250,000.00.)

Being the same property conveyed to Christopher Michael Fleming, a single man, by Warranty deed from HV Urban, a Tennessee Partnership of record in Instrument No.

20181128-0116079 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 28, 2018.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of January, 2021.

(SEAL)
Christopher Michael Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2021, before me personally appeared Christopher Michael Fleming, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of January, 2021.

Notary Signature
My commission expires: 6-20-2021

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $394,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of January, 2021.

Notary Public
My commission expires: 11/5/2024 cc
File No. 2020-4013-TN

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON