Davidson County DEEDWARR
Recvd: 09/11/00 08:48 2pgs
Fees:11.00 Taxes:214.23

20000911-0089398

WARRANTY DEED

ET-00-0603

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2000.

Notary Public

MY COMMISSION EXPIRES: 9-9-03

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Lee Dixon, Unmarried	First Horizon Home Loan	
(NAME)	(NAME)	
149 Brooke Castle	P.O. Box 146	75-08-O-A-54.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROLYN GARLITS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHANE LEE DIXON, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit No. 149 on the Plan of Brooke Castle of record in Plat Book 6250, Page 627 and amended in Book 6727, Page 672, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Carolyn Garlits by deed of record in instrument #200007070067580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 6519, Page 747 as amended in Book 6727, Page 762, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 149 Brooke Castle, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with 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 31st day of August, 2000.

Carolyn Garlits

Carolyn Garlits

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Carolyn Garlits , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 31st day of August, 2000.

My Commission Expires: 9/9/03

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of August, 2000.

My Commission Expires _____ _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
EXECUTIVE TITLE LLC
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122