WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Lisa Reid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2004.

Jennifer Marlin
Notary Public

MY COMMISSION EXPIRES: 06-4-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/05/04 12:27 3pgs
Fees:18.00 Taxes:569.80

20040805-0094268

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Reid	Chase Manhattan Mortgage Corporation	Map 124-00-0019.00
(NAME) 3314 Pugh Road	(NAME) 343 Thornall Street	Map 124-000 018.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Edison, NJ 08837	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Charles G. Dixon and Wife, Julia Mai Dixon ,

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

Lisa Reid ,**Married**

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:

Tract 1:
Land in the 4th, formerly the 14th, civil district of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor dated August 21, 1959 as follows:
Beginning at the northwest corner of the Tom Baggerty property as shown on said survey, being also the northeast corner of the property conveyed to W.M. Luttrell and wife, by deed from Cordell Lenning and wife, as of record in Book 2644, Page 619, Register's Office for said County; thence with said Baggerty's westerly line south 4° 30' west 210 feet to a point; thence north 58° 30' west 210 feet to a point; thence north 4° 30' east 210 feet to the southerly line of the property conveyed to James Turner Bradford, Jr. and wife, by deed from Pauline McKenney Alexander and husband, as of record in book
Continued on next page.

Greenbelt Tax App of record in Book 8851, Page 584, and Book 8851, Page 585, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3314 Pugh Road, Hermitage, TN 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 29th day of July, 2004.

Charles G. Dixon

Julia Mai Dixon

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles G. Dixon and Wife, Julia Mai Dixon the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/29/2004

My Commission Expires: 6-4-06

Notary Public

JENNIFER MARLIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

File Number2407290

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

2647, page 248, said Register's Office; thence with the same south 85° 30' east 210 feet to the beginning.

Tract 2:
A tract of real estate situated in the 4th Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at J. McKenney's southeast corner in J.W. Osment's north boundary line; thence East 55 poles to a stake in said Osment line; thence north with Thomas Baggerly's line to a stake; thence West 55 poles to a stake in J. McKenney's east boundary line; thence south to said McKenney's line, 40 poles to the beginning, containing 13 acres and 10 poles, more or less.

Included but excluding there from a tract containing one acre conveyed to Jerry L. Maddux and wife, Farra L. Maddux by deed of record in deed book 3341, page 109, Register's Office of Davdison County, Tennessee.

Being the same property conveyed to Charles G. Dixon and Wife, Julia Mai Dixon by Warranty Deed dated September 10, 1982 from Jerry L. Maddux and Farra L. Maddux Parker of record in Book 5936, Page 803, Register's Office for Davidson County, Tennessee.