# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/05 10:53 2 pgs
Fees:13.00 Taxes:592.00
**20051107-0134538**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, My Commission Exp. March 27, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 2280 Metrocenter Blvd, Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melan Smith Francis | GMAC Mortgage | 087-01-A-112.00 |
| (NAME) | (NAME) | |
| 3524 Glenfalls Dr. | 1801 West End Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Nashville, TN 37203 | |
| (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, Derrick D. Dixon and April C. Dixon, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melan Smith Francis, and husband, David Francis, 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:

Being Lot No. 39 on the Plan of Section Four, CHESNEY GLEN, as of record in Plat Book 9700, Page 844, 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 the same property conveyed to Derrick D. Dixon and April C. Dixon, husband and wife by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record as Instrument No. 200001270008984 , Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3524 Glenfalls Dr., 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 our hands this 31st day of October, 2005.

Derrick D. Dixon

April C. Dixon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Derrick D. Dixon and April C. Dixon, husband and wife , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2005.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2005

Commission expires:
March 21, 2009




Tiffany R. Addison
Notary Public