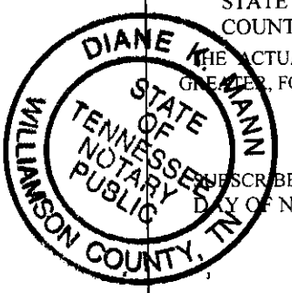
03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/06 13:39 2 pgs
Fees:13.00 Taxes:917.23
20061114-0141404



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,900.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2006.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Dixon	Regions Bank d/b/a Regions Mortgage	156-10-0-A-29
(NAME)	(NAME)	
7925 Amber Hills Ln.	P.O. Box 2153; Dept. 2520	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35287-2520	
(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,

Melissa J. Kerpan and husband Nicholas J. Kerpan,

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

Chadwick J. B. Dixon and wife Jennifer L. Dixon,

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. 29 on the Plan of Revised Amber Hills Subdivision, as of record in Book 7900, page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melissa J. Kerpan and spouse, Nicholas J. Kerpan, by deed from Whitman T. Alexander and wife, Rebecca H. Alexander, dated May 27, 2004, of record in Instrument Number 20040602-0064818, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7925 Amber Hills Ln., Nashville, TN 37221
(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 10th day of November, 2006.

Melissa J. Kerpan

Nicholas J. Kerpan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 10th day of November, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Melissa J. Kerpan and husband Nicholas J. Kerpan, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 10th day of November, 2006.

Commission expires: 1-20-09

Lauren M Rickels

Notary Public

