Box 19-A

File No. 261001611

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/06 10:36 2 pgs
Fees:13.00 Taxes:1128.50

20061206-0150678

Founders Title and Escrow, LLC
912 21st Ave South
Nashville, TN 37212

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Gayla C Hardin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/23/10

NOTARY PUBLIC STATE OF TENNESSEE EXP. 1/23/10 NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb Randolph Dixon		
(NAME)	(NAME)	
6461 Fleetwood Drive	New Owner	103-5-67
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Qamar A. Khan**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb Randolph Dixon and Cherie Annette Dixon, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 289, Section H, HORTON HEIGHTS Subdivision, as shown by plat of record in Plat Book 3600, Page 100, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 289 fronts 110.0 feet on the easterly margin of Fleetwood Drive and extends back 401.7 feet on the southerly line and 393.4 feet on the northerly line to a dead line in the rear measuring 174.0 feet thereon.

Being the same property conveyed to Qamar A. Khan and wife, Annamma Khan (now deceased) by deed from Cheek & Jones, Inc., of record in Deed Book 4544, page 279, filed for record on 10/12/1971, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 6461 Fleetwood Drive, Nashville, TN 37209
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 1st day of December, 2006.

Qamar Khan
Qamar A. Khan

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Qamar A. Khan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of December, 2006.
Commission expires: April 4th, 2010

Notary Public

File Number: 261001611
RETURN TO:
New Owner