Davidson County DEEDWARR
Recvd: 07/18/07 13:30 2 pgs
Fees:13.00 Taxes:710.40

20070718-0085509

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45382 FILE BOX "7"

WARRANTY DEED

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Dix	SAME AS NEW OWNER	142-9-H-109
9015 Sawyer Brown Road		
Nashville, TN, 37221		

FOR AND IN 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, I/WE,

Thomas S. Mills and wife, Leslie L. Hodge Mills

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

Ronald L. Dix and Teri L. Dix, Married, Joint Tenants with Rights of Survivorship

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 9015, River Plantation, Section IX, Phase II-D, a condominium, a Horizontal Property Regime, located on Sawyer Brown road, Davidson County, Tennessee, as shown on the plat of River Plantation, , Section IX, Phase II-D, a Condominium, Horizontal Property Regime recorded in Plat Book 7900, page 519, and Plat Book 7900, page 520, said Register's Office, and described in a Master Deed recorded in Book 8061, page 341, as amended in book 9326, page 713, made applicable by Book 8844, page 642, as corrected in Book 8975, page 89, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation (Section 9), Condominium Apartments contained in the Master deed and By-Laws Appended thereto, recorded in Book 8061, page 341, as amended in Book 9326, page 713, made applicable by Book 8844, page 642, as corrected in Book 8975, page 89, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Thomas L. Mills, a single male, and Leslie L. Hodge, a single female, as joint tenants with the right of survivorship, and not as tenants in common, by deed from Harmon E. Hodge and wife, Connie Beckner Hodge, of record in Instrument Number 20060724-0088457, Register's Office for Davidson County, Tennessee. The said Leslie L. Hodge having since married Thomas S. Mills and is now known as Leslie L. Hodge Mills.

Unimproved ( )
This is improved (X) property known as 9015 Sawyer Brown Road, Nashville, TN 37221

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 12th day of July, 2007

Thomas S. Mills

Leslie L. Hodge Mills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Thomas S. Mills and wife, Leslie L. Hodge Mills, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010