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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 27820-06-2008**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $60,543.15.<br>Affiant<br>Subscribed and sworn to before me this 1st day of July, 2008.<br>Notary Public<br>My Commission Expires: |

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Gabriel Dixon, Amanda Dixon<br>206 Orlando Avenue<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>103020074.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryce William Dixon and wife, Rachel E. Dixon**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gabriel Dixon and wife, Amanda Dixon** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 206 Orlando Avenue, Nashville, TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to USAA Federal Savings Bank of record in Instrument 20050810-0094633, Davidson County Register's Office, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 1st day of July, 2008.

Bryce William Dixon

Rachel E. Dixon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bryce William Dixon and Rachel E. Dixon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 1st day of July, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 07/03/08 15:16 2 pgs
Fees:13.00 Taxes:224.01

20080703-0069229

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Map Showing The Division Of Two Parts Of Lot No. 25 In The Subdivision Of The C.C. Vernon Farm, as of record in Plat Book 1130, page 57 and further being a part of the map showing the C. C. Vernon Farm, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bryce William Dixon and Rachel E. Dixon, husband and wife by Warranty Deed dated August 2, 2005 from Lawrence J. Cleveland, an unremarried widower of record in Instrument No. 20050810-0094632, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed by Quitclaim Deed to Bryce William Dixon and wife, Rachel E. Dixon dated July 1, 2008, from Lawrence J. Cleveland, unmarried, of record as Instrument No. 20080703006 9228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 57 and Book 161, page 164, Register's Office for Davidson County, Tennessee.