File No. 290700539

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090055690 DEEDWARR
Recvd: 08/14/09 12:48 2 pgs
Fees:13.00 Taxes:1184.00
20090814-0076608

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Carolyn Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2009

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Miller	Carolyn Miller	171080A05100CO
(NAME) 920 S. LANE CT.	(NAME) 920 S. LANE CT.	
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) BRENTWOOD, TN 37027	
(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, WE, Tracey Dixon Moore and Terri L. Cooper, **DEVISEES UNDER THE LAST WILL AND TESTAMENT OF BOBBY G. DIXON,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Carolyn Miller, a single woman, hereinafter called the grantee(s), HER 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. 51 on the Plan of Cottonport Plantation, Phase III, of record in Plat Book 6900, Page 951, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to BOBBY G. DIXON AND WIFE, BARBARA B. DIXON by deed from RADNOR HOMES INC. of record in Book 8761, Page 493 on 10/15/1992 and filed for record on 10/19/1992, Register's Office for DAVIDSON County, Tennessee. Barbara B. Dixon predeceased Bobby G. Dixon. Bobby G. Dixon died testate on 06/11/2008. Said will having been probated in Davidson County Probate Court under Docket 09P1010. Said property was devised to TRACEY DIXON MOORE AND TERRI L. COOPER, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF BOBBY G. DIXON of record under Docket No. 09P1010 on 06/30/2009, Probate Court for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 6900, Page 529, Plat Book 6900, Page 951, said Register's Office.

Restrictions and Bylaws of record in Book 7430, Page 784, Book 7565, Page 57, Book 7637, Page 925, Book 7824, Page 254, Book 7897, Page 576, Book 7897, Page 578, Book 8313, Page 932, said Register's Office

Said By-Laws were amended of record in Book 10775, Page 37, said Register's Office.

Storm water Detention Agreement Easement of record in Book 7350, Page 137, said Register's Office.

Easement and Maintenance Easement for Fence of record in Book 8761, Page 505, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7981, Page 971 and Book 7621, Page 600, Register's Office for said County.

County of DAVIDSON taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No.: 171080A05100CO

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 920 S. Lane Court, Brentwood, TN 37027

(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), HER 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), HER 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 11th day of August, 2009.

Tracey D. Moore
Tracey Dixon Moore

Terri L. Cooper
Terri L. Cooper

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tracey Dixon Moore and Terri L. Cooper, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 8/11/2009.

Witness my hand at office this 11th day of August, 2009.

Commission expires:

10/10/09

Notary Public

DONALD E. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 290700539

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027