BILL GARRETT, Davidson County
Trans:T20100032893 DEEDWARR
Recvd: 06/01/10 14:53 2 pgs
Fees:13.00 Taxes:1285.01

20100601-0041985

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,300.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: November 26, 2011

(AFFIX SEAL)

ALINA E. ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERYL K. DIXON-HUBBARD	New Owner (NAME)	
701 HARDYS COURT (ADDRESS)	(ADDRESS)	040-09-0A-012
WHITES CREEK, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACK NIXON, INDIVIDUALLY AND D/B/A NIXON CONSTRUCTION, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHERYL K. DIXON-HUBBARD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 12, AS SHOWN ON THE MAP ENTITLED WHITES CREEK MANOR, OF RECORD AS INSTRUMENT NO. 20061130-0148061, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO JACK NIXON, BY DEED FROM MARGIE H. BINKLEY JOINED BY HER HUSBAND, RICHARD C. BINKLEY, OF RECORD AS INSTRUMENT NO. 20061214-0154415, DATED DECEMBER 13, 2006, SAID REGISTER'S OFFICE.

THIS IS NOT MARITAL PROPERTY AND THE SPOUSE, IF ANY, OF THE GRANTOR HEREIN HAS NO INTEREST WHATSOEVER IN THE SUBJECT PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 701 Hardys Court, Whites Creek, TN 37189
(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 my/our hand(s) this 24th day of May, 2010.

JACK NIXON

WARRANTY DEED
(Continued)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK NIXON, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of MAY, 2010.

Denise C. Allis
Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

(SEAL)

RETURN TO:
TENNESSEE TITLE, LLC
501 Corporate Centre Drive, Ste. 280
Franklin, TN 37067