WARRANTY DEED

Return TO:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Dempsey Griffin	Same	Map 161-3
(NAME)	(NAME)	
527 Brewer Drive		Parcel 34
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES D. DIXON, AS TRUSTEE OF THE JAMES D. DIXON LIVING TRUST DATED APRIL 10, 2009**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER DEMPSEY GRIFFIN,** 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Wilkerson Heights of record in Plat Book 2900, page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James D. Dixon, as Trustee of the James D. Dixon Living Trust Dated April 10, 2009 by Quitclaim Deed from James D. Dixon and wife, Rachel A. Dixon (a/k/a Rachel A. Krouter) of record in Instrument #20090413-0032909, said Register's Office.

This conveyance is subject to: (a) 2010 real property taxes which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 2900, page 63, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 527 Brewer Drive, Nashville, Tennessee 37211

(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.

BILL GARRETT, Davidson County
Trans:T20100033286 DEEDWARR
Recvd: 06/02/10 13:21 2 pgs
Fees:13.00 Taxes:639.36

20100602-0042439

Witness my hand this 26th day of May, 2010.

James D. Dixon, Co-Trustee

Rachel A Dixon
RDixon

Rachel A. Dixon, Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Dixon and Rachel A. Dixon, 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, and who further acknowledged that they are the co-trustees of the James D. Dixon Livin Trust Dated April 10, 2009, and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as co-trustees of said trust.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2010.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011