WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $137,900.00.

Dana Kemp
Affiant

Subscribed and sworn to me on September 17, 2010.

Tammy Morris
NOTARY PUBLIC 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24667SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kimberly M. Moyers 205 Roscoe Street Goodlettsville, TN 37072	Bank of America Po Box 619003 Dallas TX 75261	26-05-053

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joanna A. Dixon, and f/k/a/ Joanna A. Finney and husband Stephen Dixon, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto* Kimberly M. Moyers, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and the westerly one-half (1/2) of Lot No. 5, Block "B", on the Map of Roscoe Place of record in Book 843, page 72, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and the westerly one-half of Lot No. 5 adjoin and front together 75 feet on the southerly side of Roscoe Place and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Joanna A. Finney, an unmarried person, by Deed from Kathy Kemp, a/k/a Kathy Kemp Snowden, of record as Instrument No. 20080827-0087857 in the Register's Office for Davidson County, Tennessee. Joanna A. Finney is now known as Joanna A. Dixon.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on Map of record in Book 843, page 72, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100059654 DEEDWARR
Recvd: 09/22/10 11:25 2 pgs
Fees:13.00 Taxes:510.23
20100922-0075370

*A single perosn

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 205 Roscoe Street, Goodlettsville, TN 37072.

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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hands on September 17, 2010.

Joanna A. Dixon, f/k/a Joanna A. Finney

Stephen Dixon

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 17, 2010, before me personally appeared Joanna A. Dixon, and f/k/a/ Joanna A. Finney and Stephen Dixon, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 17, 2010.

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE