WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100076136 DEEDWARR
Recvd: 12/02/10 14:45 2 pgs
Fees:13.00 Taxes:1287.60
20101202-0096135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 9, 2014 (AFFIX SEAL)

EMBER DUNN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, 2525 Franklin Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew L. Dixson	New Owner	
(NAME)	(NAME)	
407 32nd Avenue South		104-6-209
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, **DAWSON L. WILLIAMS AND WIFE, PAMELA L. WILLIAMS FORMERLY KNOWN AS PAMELA L. GILLETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW L. DIXSON AND WIFE, ALYSON DIXSON**, 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 the North part of Lot Number 76 on the unrecorded Map of R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

Beginning at the Southwest intersection of Orient Circle, now 32"" Avenue, South and Marlborough Avenue, thence with the margin of said Orient Circle Southerly 59.2 feet, more or less, to a point; thence Westerly 151 feet more or less to a point in the East margin of an alley; thence with the margin of said alley, Northerly 34.1 feet to the South margin of Marlborough Avenue; thence with the margin of the same, Easterly 157.6 feet to the point of beginning. Included in the above description but expressly excluded herefrom is a small triangle conveyed to Douglas B. Chandler et ux, of record in Book 3068, page 291, said Register's Office. EXCLUDED in the above description but INCLUDED in the property is a small triangle conveyed to Evans B. Hunt, et ux by deed from Douglas B. Chandler et ux, of record in Book 3068, page 289, said Register's Office.

Being the same property conveyed to Dawson L. Williams by deed from Eric Glasser and J.D. Eatherly, of record in Instrument No. 20041020-0126320, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Dawson L. Williams and Pamela L. Gillett, as joint tenants with right of survivorship by deed from Dawson L. Williams, of record as Instrument No. 20080331-0032148, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Dawson L. Williams by deed from Kristen R. Davis, of record as Instrument No. 20081230-0123383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) Joint Driveway Agreement of record in Book 3069, page 217, Register's Office for said County; and (c) Easement as contained in Agreed Order of record in Book 10281, page 449, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 407 32nd Avenue South, Nashville, TN 37212

(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 our hands this 29th day of November, 2010.

Dawson L. Williams

Pamela L. Williams

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 Dawson L. Williams and Pamela L. Williams, the bargainor, 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 and official seal at Nashville, Tennessee this 29th day of November, 2010.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 9.9.13