# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-2-11

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 2, 2011

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Danny H. Dixon, Sr., an unmarried person | Pinnacle National Bank | 03213000800 |
| | (NAME) | |
| 4221 Winterbrook Road | 150 3rd Ave., South, Ste. 900 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Freida Ruth Gray, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Danny H. Dixon, Sr., an unmarried person, 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 NO. 14 ON THE PLAN OF TIMBERTRAIL SUBDIVISION, SECTION ONE, OF RECORD IN BOOK 5200, PAGE 205, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO FREIDA RUTH ARANT FROM GARY D. ARANT BY QUITCLAIM DEED DATED 06/10/08 AND RECORDED 06/18/08 BY INSTRUMENT NO. 20080618-0062591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FREIDA RUTH ARANT AND FREIDA RUTH GRAY BEING ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 4221 Winterbrook Road, Nashville, TN 37207
(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 June, 2011.

BILL GARRETT, Davidson County
Trans:T20110038583 DEEDWARR
Recvd: 06/28/11 12:23 2 pgs
Fees:13.00 Taxes:399.60
20110628-0049344

**WARRANTY DEED**
(Continued)

Freida Ruth Gray

Freida Ruth Gray

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 24th day of June, 2011.

Mary Birthright

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072