BILL GARRETT, Davidson County
Trans:T20120024362 DEEDWARR
Recvd: 04/04/12 09:26 2 pgs
Fees:13.00 Taxes:111.00
20120404-0028431

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Emmett W. Flair
Affiant

Subscribed and sworn to before me, this 30TH DAY OF MARCH, 2012.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Emmett W. Flair Unmarried	Same as New Owner (NAME)	06110014500
809 Matthews Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (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 Florence L. Keller and Michael J. Dixon and Roberta D. Shook, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Emmett W. Flair Unmarried, 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. 34 ON THE PLAN OF MAPLEWOOD MANOR SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY G. DIXON, A SINGLE PERSON BY WARRANTY DEED FROM FLORENCE M. FLAIR, A SINGLE PERSON OF RECORD IN BOOK 7425, PAGE 332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DOROTHY G. DIXON HAVING SINCE DIED INTESTATE ON OCTOBER 30, 2011 LEAVING HER ONLY HEIRS-AT-LAW BEING FLORENCE L. KELLER, MICHAEL J. DIXON AND ROBERTA D. SHOOK AS EVIDENCED BY DOCKET NUMBER 12P12 PROBATE CLERK'S OFFICE FOR THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, AND SMALL ESTATE AFFIDAVIT ESTABLISHES THE HEIRS-AT-LAW.

THIS CONVEYANCE IS SUBJECT TO THE TAXES FOR YEAR 2012 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 809 Matthews Avenue, Nashville, TN 37216
(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 30th day of March, 2012.

WARRANTY DEED
(Continued)

Florence L. Keller

Florence L. Keller

Michael J Dixon

Michael J. Dixon

Roberta D Shook

Roberta D. Shook

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,Florence L. Keller, Michael J. Dixon and Roberta D. Shook, the herein bargainor(s), 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, this the 30th day of March, 20102

Mary Birthright

Notary Public



My Commission Expires: 11/03/15

(SEAL)

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