BILL GARRETT, Davidson County
Trans:T20120061097 DEEDWARR
Recvd: 08/16/12 09:28 2 pgs
Fees:13.00 Taxes:477.30
20120816-0073314

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2012.

Julie Berryman
Notary Public

MY COMMISSION EXPIRES: 12/23/14
(AFFIX SEAL)

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

G-VRES-12-144

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Thomas Dixon	Cornerstone Home Lending	
(NAME)	(NAME)	
144 Academy Square	1177 West Loop South # 200	**93-11-A-144-00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Houston, TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **ROBERT V. PRICE, UNMARRIED MAN AND CHRISTOPHER ALAN DAVIES-SCRUGGS, MARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL THOMAS DIXON, MARRIED AND RACHELLE MARIE DIXON, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), 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 UNIT 144, ACADEMY SQUARE, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 614, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PATRICIA G. DAVIES AND ROBERT V. PRICE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP TO CHRISTOPHER ALAN DAVIES-SCRUGGS AND ROBERT V. PRICE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 6TH DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100406-0025866; QUIT CLAIM DEED FROM PATRICIA GAIL DAVIES AND CHRISTOPHER ALLEN DAVIES-SCRUGGS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP TO PATRICIA GAIL DAVIES AND HUSBAND, ROBERT VICTOR PRICE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 24TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050324-0032085 RE-RECORDED IN INSTRUMENT NO. 20050504-0049621 AND WARRANTY DEED FROM LINDSEY N. FRILLING, UNMARRIED TO PATRICIA GAIL DAVIES AND CHRISTOPHER ALLAN DAVIES-SCRUGGS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 21ST DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041221-0151759, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED PROPERTY IS INVESTMENT PROPERTY FOR THE GRANTORS AND HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF CHRISTOPHER ALAN DAVIES-SCRUGGS.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 614; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6117, PAGE 681, BOOK 6222, PAGE 873, BOOK 9520, PAGE 748 AND INSTRUMETN NO. 20101216-0100149; BY-LAWS OF RECORD IN BOOK 6117, PAGE 700, INSTRUMENT NOS. 20070601-0065418, 20080130-0009636, 20090324-0026848, 20100315-0019427, 20090409-0032557 AND 20101216-0100150; CHARTER OF RECORD IN BOOK 6125, PAGE 384, COVNEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20090316-0023554 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **144 Academy Square Nashville, Tennessee 37210**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 July, 2012.

Robert V. Price

Robert V. Price, Attorney in Fact for Christopher Alan Davies-Scruggs

Christopher Alan Davies-Scruggs by
Robert V. Price, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert V. Price the within named bargainor, 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.

Witness my hand and official seal, this the 30th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2012, before me personally appeared Robert V. Rice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher Alan Davies-Scruggs and who acknowledged he executed the same as the free act and deed of the said Christopher Alan Davies-Scruggs. POA of record at Inst 20120816000733 13 Reg Off Dav Co TN.

Witness my hand and official seal, this the 30th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

2672