WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074924 DEEDWARR
Recvd: 10/03/12 10:11 2 pgs
Fees:13.00 Taxes:444.00
20121003-0090381

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

John W Dixon Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 10. 28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN A. DIRUGERIS	F&M Bank	MAP 163-02 A PARCEL 100CO
(NAME) 4817 Highlander Cove	(NAME) 10 Cadillac Drive Suite 100	
(ADDRESS) Antioch, TN. 37013	(ADDRESS) Brentwood TN 37027	
(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, **JOHN W. DIXON JR., and wife, ALICE M. DIXON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN A. DIRUGERIS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 164, on the Plan of Hickory Highlands Place, Section 3, Phase 1, of record in Instrument No. 20031014-0151901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JOHN W. DIXON JR., and wife, ALICE M. DIXON by deed from Pinnacle National Bank dated 12/29/10 of record in Instrument No. 20101230-0103904, Register's office for Davidson County, Tennessee; and further being the same property conveyed to Pinnacle National Bank by Trustee's Deed dated 12/8/10 of record in Instrument No. 20101208-0097773, Register's Office for Davidson County, Tennessee; and further being a portion of the same property conveyed to Jerry Butler Builders, LLC by deed dated 4/7/05 of record in Instrument No. 20050407-0038185, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is unimproved property, known as 4817 HIGHLANDER COVE, ANTIOCH, TN 37013
(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 1st day of October, 2012.

John W Dixon Jr.
JOHN W. DIXON JR.

Alice M. Dixon
ALICE M DIXON

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public, in and for the said County and State, JOHN W. DIXON JR., and wife, ALICE M DIXON the within named bargainor(s), with whom I am personally acquainted or proved to be 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: 10/1/2012.

Commission expires: 10-28-2015

Notary Public

