WARRANTY DEED

STATE OF Tennessee. Virginia
COUNTY OF Davidson Prince William
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: March 31, 2015
(AFFIX SEAL)

ADAM A. SHREINER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA #7500089 COMMISSION EXPIRES 03/31/2015

R-VRES-13-1401

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Hoke	Derek Hoke (NAME)	
1345 Pawnee Trail (ADDRESS)	1345 Pawnee Trail (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	053-14-0-097.00

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 CALEB PHILLIP DIXON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEREK HOKE,UNMARRIED, 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 LOT NO. 4 ON THE PLAN OF NAWAKA HILLS OF RECORD IN PLAT BOOK 843, PAGE 36 AND 37, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.BEING THE SAME PROPERTY CONVEYED TO CALEB PHILLIP DIXON BY DEED FROM CHRISTY LEWIS DIXON OF RECORD AT INSTRUMENT NO. 20070404-0040460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 26, 2007 AND RECORDED ON APRIL 4, 2007.

BEING THE SAME PROPERTY CONVEYED TO CALEB PHILLIP DIXON BY DEED FROM CHRISTY LEWIS DIXON OF RECORD AT INSTRUMENT NO. 20070404-0040460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 26, 2007 AND RECORDED ON APRIL 4, 2007.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO CAL DIXON AND WIFE, CHRISTY DIXON BY WARRANTY DEED FROM DONNA J. GILROY, UNMARRIED, RECORDED AS INSTRUMENT NO. 20030204-0015353, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 29, 2003 AND RECORDED FEBRUARY 4, 2003.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 36 AND 37, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THE SAID CALEB PHILLIP DIXON IS ONE AND THE SAME AS CAL DIXON.

BILL GARRETT, Davidson County
Trans: T20130026416 DEEDWARR
Recvd: 04/02/13 10:24 2 pgs
Fees: 13.00 Taxes: 177.60

20130402-0032213

unimproved (X)
This is improved ( ) property, known as 1401 Pawnee Trail, Madison, Tennessee 37115
(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 29th day of March, 2013.

Caleb Phillip Dixon

STATE OF ~~Tennessee~~ Virginia
COUNTY OF ~~Davidson~~ Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caleb Phillip Dixon, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2013.

Notary Public

My Commission Expires: March 31, 2015

(SEAL)

ADAM A. SHREINER
COMMONWEALTH
7500089
COMMISSION
EXPIRES
03/31/2015
OF VIRGINIA
NOTARY PUBLIC

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903