Dolores Moulton, Register
Cheatham County Tennessee

Rec #:	181009	Instrument #:	144484
Rec'd:	10.00	Recorded	
State:	691.90	1/25/2013 at	9:45 AM
Clerk:	1.00	in Record Book	432
Other:	2.00	Pgs	772-773
Total:	704.90		

STATE OF Tennessee
COUNTY OF ~~Cheatham &~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DEBRA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

R-CBB-12-4020

BILL GARRETT, Davidson County
Trans:T20130042823 DEEDWARR
Recvd: 05/22/13 13:35 2 pgs
Fees:12.00 Taxes:0.00
20130522-0051767

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

AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane T. Dixon	Farmington Financial Group LLC	
4020 Beverly Hills Drive (ADDRESS)	2002 Richard Jones Road Suite 300A (NAME) (ADDRESS)	CHEATHAM: 094-047.00
Pegram, TN 37143 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	DAVIDSON: 126-92.00

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 MARY F. K. DAVIS, FKA MARY F. K. BAILEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DUANE T. DIXON AND JENNY E. DIXON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in CHEATHAM & DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN LYING CHEATHAM COUNTY AND DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 102 ON THE PLAN OF RESUBDIVISION LOT 101 & 102, DREAMLAND ESTATES - UNIT NO. 2 OF RECORD IN DEED BOOK 109, PAGE 521, IN THE REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 102 FRONTS 200.0 FEET ON THE SOUTHEASTERLY MARGIN OF BEVERLY HILLS DRIVE AND EXTENDS BACK BETWEEN LINES 520.0 FEET ON THE NORTHEASTERLY LINE AND 519.2 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 114.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RICKY T. BAILEY AND MARY F. K. BAILEY, HUSBAND AND WIFE, BY DEED FROM JACK HENDRICKSON AND WIFE, CONNIE HENDRICKSON OF RECORD IN BOOK 592, PAGE 821, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE, DATED APRIL 26, 2002 RECORDED ON MAY 6, 2002; AND INST. NO. _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 26, 2002 RECORDED ON _____, 2013.

BEING THE SAME PROPERTY CONVEYED TO MARY F. K. BAILEY, UNMARRIED, BY QUITCLAIM DEED FROM RICKY T. BAILEY, UNMARRIED, OF RECORD IN BOOK 432, PAGE 770, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE, DATED JANUARY 2, 2013, AND RECORDED ON Jan. 25, 2013; AND INST. NO. 144483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 2, 2013, AND RECORDED ON Jan. 25, 2013.

THE SAID MARY F. K. BAILEY NOW BEING KNOWN AS MARY F. K. DAVIS. THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE SAID MARY F. K. DAVIS.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN DEED BOOK 109, PAGE 521, REGISTER'S OFFICE FOR CHEATHAM COUNTY; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4020 Beverly Hills Drive, Pegram, Tennessee 37143
(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 11th day of January, 2013.

Mary F. K. Davis

STATE OF Tennessee
COUNTY OF Cheatham

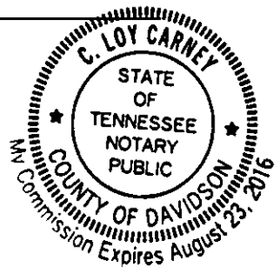
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary F. K. Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of January, 2013.

Notary Public

My Commission Expires:

(SEAL)



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