BILL GARRETT, Davidson County
Trans:T20130046326 DEEDWARR
Recvd: 06/04/13 10:35 2 pgs
Fees:13.00 Taxes:471.75
20130604-0056184

Return To:
Perrone & Young, Attorneys At Law
109 Westpark Drive, Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $127,500.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2013. Notary Public My Commission Expires: 11-28-15

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner As Follows: David Michael Legg, Jr. et al 900 20th Ave. South, #1306 Nashville, TN 37212	Send Tax Bills To: New Owner	Map-Parcel Number: 103-02-0-074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gabriel Dixon and wife, Amanda Dixon**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Michael Legg, Jr. and wife, Elizabeth Camille Chapman-Legg, as tenants by the entireties, an undivided (1/2) one half interest, and Tolbert Legg, unmarried, an undivided (1/2) one half interest as tenants in common**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Map Showing The Division of Two Parts of Lot No. 25 in the Subdivision of The C.C. Vernon Farm, of record in Plat Book 1130, page 57 and further being a part of the map showing the C. C. Vernon Farm of record in Book 161, page 164, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gabriel Dixon and wife, Amanda Dixon, by deed from Bryce William Dixon and wife, Rachel E. Dixon, of record in Instrument No. 20080703-0069229, dated July 1, 2008, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 161, page 164 and Plat Book 1130, page 57, said Register's Office.

This is improved property known as: **206 Orlando Avenue, Nashville, TN 37209.**

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 Grantor covenants with the said Grantees that they 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 further covenants and binds themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of May, 2013.

Gabriel Dixon

Amanda Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gabriel Dixon and Amanda Dixon, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2013.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016