Eyster
Bk 44

WARRANTY DEED G-RR-13-7309	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,900.00 Karen Howard Affiant Subscribed and sworn to before me, this 31st DAY OF May, 2013. Notary Public MY COMMISSION EXPIRES: 9-22-2015 (AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Amanda Dixon	Primelending, a PlainsCapital	Co.
7309 Cavalier Road	(NAME) 18111 Preston Road, Ste.900	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Dallas, TX 75252	142-3-47.00
(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 CYNTHIA D. KNIGHT, A SINGLE PERSON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA DIXON AND HUSBAND GABRIEL DIXON , 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 385, WALNUT HILL MANOR, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 108, AMENDED IN BOOK 5303, PAGE 65, 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 EDITH M. HARPER TO CYNTHIA D. KNIGHT AS RECORDED ON THE 4TH DAY OF JUNE, 2012 IN INSTRUMENT NO. 20120604-0048419 AND WARRANTY DEED FROM JUNG JA HONG, AN UNMARRIED PERSON TO EDITH M. HARPER AS RECORDED ON THE 16TH DAY OF MAY, 1996 IN DEED BOOK 10051, PAGE 935, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4460, PAGE 108 AMENDED IN BOOK 5303, PAGE 65; RESTRICTIIVE COVENANTS OF RECORD IN BOOK 4643, PAGE 946, BOOK 5057, PAGE 885, BOOK 5440, PAGE 138, BOOK 5526, PAGE 322 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7309 Cavalier Road, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans:T20130046567 DEEDWARR
Recvd: 06/04/13 14:37 2 pgs
Fees:13.00 Taxes:828.43
20130604-0056521

Witness my/our hand(s) this 31st day of May, 2013.

Cynthia D. Knight

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 31st day of May, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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