WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/13 14:11 2 pgs
Fees:13.00 Taxes:1480.00
20130806-0082453

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2013

Notary Public

MY COMMISSION EXPIRES: 7-24-2017

(AFFIX SEAL)

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MST 2013-0755

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam D. Dixon	Same as Owner	09613018300
(NAME)	(NAME)	
936 Allen Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **C. Stephen Williams**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam D. Dixon**, a married man, HEREINAFTER CALLED THE GRANTEES, THEIR 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 a portion of the C. E. Hooper property of record in Deed Book 4484, page 13, Register's Office for Davidson County, Tennessee, and being 345.94 feet east of the intersection of Donelson Pike and Allen Road, described as follows:

Said parcel of land fronts 100.00 feet on the northerly margin of Allen Road and extends back between parallel lines 200.00 feet to a dead line in the rear on which it measures 100.00 feet thereon.

Being the same property conveyed to C. Stephen Williams by warranty deed of Samuel E. Helms, Jr. and wife, Deborah B. Helms of record in Book 6951, page 50, Register's Office of Davidson County, Tennessee and dated 08/15/1986.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2013 tax a lien but not yet due and payable. Dedication of Easement to Metropolitan Government of record in Book 4401, page 411, said Register's Office. Rights of tenants in possession as tenants only under any leases.

This property, known as 936 Allen Road, Nashville, TN 37214
(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 my/our hand(s) this 5th DAY OF August, 2013.

C. Stephen Williams

C. Stephen Williams

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Stephen Williams, with whom I am personally acquainted (or provided 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 5th day of August, 2013.

Notary Public

My Commission Expires: 7-24-2017

(SEAL)

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016