This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $217,000.00.

Affiant

Subscribed and sworn before me this the 6th day of September, 2013.

Notary Public
My commission expires: 6/26/2014

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20130078673 DEEDWARR
Recvd: 09/11/13 10:45 2 pgs
Fees: 13.00 Taxes: 802.90
20130911-0095844

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Erin Layne Reid 507 S. 12th Street Nashville, TN 37206	6525 Quail Hollow Rd Ste 300 Memphis, TN 38120	83-13-250

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LUKE RYAN DIXON, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIN LAYNE REID, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Payne, Blakemore and Cumming's Addition to Nashville of record in Book 57, page 70, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Luke Ryan Dixon by Warranty Deed from RAC Closing Services, LLC, a Delaware Limited Liability Company, dated April 6, 2009, of record in Instrument No. 20090512-0043551, Register's Office for Davidson County, Tennessee.

Caryn Dixon, spouse of Luke Ryan Dixon, is signing this deed in order to convey her marital interest, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED _ _UNIMPROVED PROPERTY KNOWN AS 507 S. 12th Street, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 6th day of September, 2013.

Luke Ryan Dixon

Caryn Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Luke Ryan Dixon and Caryn Dixon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of September, 2013.

My commission expires: 6/26/2016

Notary Public

