BILL GARRETT, Davidson County
Trans:T20130082099 DEEDWARR
Recvd: 09/23/13 10:44 3 pgs
Fees:18.00 Taxes:532.80
20130923-0099715

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
April Dixon
549 Croley Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
CMG Mortgage, Inc.
3160 Crow Canyon Rd, Ste. 400
San Ramon, CA 94583

MAP 90-16
GROUP
PARCEL 120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christina Tweedy Tress and John Tress, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **April Dixon, single**, hereinafter called the GRANTEE, her 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 Lot No. 21 on the Plan of Final Layout, Croley Subdivision, Section II, of record in Plat Book 1130, page 100, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more comlete description.

Being the same property conveyed to Christina G. Tweedy, a single female by deed dated June 30, 2005 from Bailey George Heflin, III of record in Instrument no. 20050707-0078635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **549 Croley Drive, Nashville, Tennessee 37209.**

*John Tress, spouse of Christine Tweedy Tress, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **17th** day of **September, 2013.**

Christina Tweedy Tress

John Tress

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christina Tweedy Tress and John Tress, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of September, 2013.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $144,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of September, 2013.

NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: