WARRANTY DEED 19911

Davidson County DEEDWARR
Recvd: 10/01/13 13:52 3 pgs
Fees:18.00 Taxes:196.10
20131001-0102966

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$53,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF SEPTEMBER, 2013.**

Notary Public

MY COMMISSION EXPIRES: 7/6/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Edward Miller	Owner	**070-15-0 033.00**
(NAME)	(NAME)	
2316 11th Avenue North	1016 Waters Edge Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Mt Juliet TN 37122	
(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, **Debra Dixon and Hubert E. Dixon, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Miller and Nancy Miller, husband and wife**, 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 Lot No. 9 on the Plan of Kellow Acres, as of record in Book 3842, Page 101, Register's Office for said County.

Being the same property conveyed to **Joyce Dixon** by deed of record in Instrument 20030425-0056217, Register's Office for **Davidson** County, Tennessee.

Joyce Dixon having since died intestate leaving Debra Dixon and Hubert E. Dixon, III as the only heirs, reference Affidavit of Heirship of record in Instrument No. 20131001-0102964, Register's Office of Davidson County, Tennessee.

This instrument is executed on behalf of Hubert E. Dixon, III by Debra Dixon as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20131001-0102965, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2316 11th Avenue North, Nashville, TN 37208**

(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 **17th day of September, 2013**.

Debra Dixon

Hubert E. Dixon, III by Debra Dixon, Attorney in Fact

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Joyce Dixon the bargainor(s), 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 at Smyrna, Tennessee, this 17th day of September, 2013.

Commission expires:5/23/16

Notary Public

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Rutherford

On this 17th day of September, 2013 before me personally appeared Joyce Dixon, the person who executed the foregoing instrument on behalf of Hubert E. Dixon, III, and acknowledged that she executed the same as the free act and deed of the said Hubert E. Dixon, III, through Power of Attorney granted Her, by the said Hubert E. Dixon, III.

Notary Public

Commission Expires:5/23/16

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen C Asplint

Commission Expires: 7/6/15

