NEW OWNER:
Jeffrey R. Harwood
470 32nd Avenue South
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

FILE NO: 13-0961

Map 104.06-0 Parcel 209.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130084862 DEEDWARR
Recvd: 10/01/13 15:51 2 pgs
Fees:13.00 Taxes:1661.30
20131001-0103104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Forty-Nine Thousand and 00/100 Dollars ($449,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DREW L. DIXSON and wife, ALYSON DIXSON** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY R. HARWOOD** unmarried ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the North part of Lot Number 76 on the unrecorded Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

Beginning at the Southwest intersection of Orient Circle, now 32nd Avenue, South and Marlborough Avenue, thence with the margin of said Orient Circle Southerly 59.2 feet, more or less, to a point; thence Westerly 151 feet more or less to a point in the East margin of an alley; thence with the margin of said alley, Northerly 34.1 feet to the South margin of Marlborough Avenue; thence with the margin of the same, Easterly 157.6 feet to the point of beginning. Included in the above description but expressly excluded herefrom is a small triangle conveyed to Douglas B. Chandler et ux, of record in Book 3068, Page 291, said Register's Office. Excluded in the above description but included in the property is a small triangle conveyed to Evans B. Hunt et ux by deed from Douglas B. Chandler et ux, of record in Book 3068, Page 289, said Register's Office.

Being the same property as conveyed by Warranty Deed to Drew L. Dixson and wife, Alyson Dixson, from Dawson L. Williams and wife, Pamela L. Williams, formerly known as Pamela L. Gillett, as recorded on the 2nd day of December, 2010 in Instrument No. 20101202-0096135, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 407 32nd Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23 day of **September, 2013**.

DREW L. DIXSON

ALYSON DIXSON

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DREW L. DIXSON AND ALYSON DIXSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 23 day of **September, 2013**.

NOTARY PUBLIC STATE OF TEXAS
ERRIN PAULS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 6/24/17

NOTARY PUBLIC

My commission expires: 06/24/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICH IS GREATER, FOR THIS TRANSFER IS $ -449,000.00- DOLLARS.

Affiant

Subscribed and sworn to before me this 24th day of September, 2013.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES 10/18/16