SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2014.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Dixon Heather Dixon 8057 Whites Creek Pike Joelton, TN 37080	New Owner	Map 008 Parcel 251.00

For and in 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,

Elizabeth Dixon, a single person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael Dixon and wife, Heather Dixon

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 the First Councilmanic District of Davidson County, Tennessee. Being a portion of the property of the Johnson Family Trust, Jeremy Scott Johnson Trustee, as of record in Book 20090302-0018037, Register's Office for Davidson County, Tennessee, Described as follows; beginning at an iron rod, 30 feet from the center line of Whites Creek Pike, said point located on the western right-of-way of said road, located 426.11 feet southeast (measured along the right-of-way) from the resubdivision Robert H. Jones and Adcock Property Subdivision, as of record in plat book 20061219-0155948, R.O.D.C., TN, said beginning point a common corner with tract two of this survey and being the northeast corner of this tract; thence with the right-of-way of Whites Creek Pike and a curve to the left, delta of 04°24'06" radius of 3030.00 feet, length of 232.78 feet and having a chord bearing of S36°37'45"E 232.72 feet to an iron rod 30 feet from the center line of Whites Creek Pike and being located 50.97 feet north of the property of Jean L. Chamberlain and Robert A. Chamberlain, as of record in Deed Book 2602, Page 553, R.O.D.C., TN; thence leaving said road with a new line for the next five calls, S61°52'46"W 285.13 feet to an iron rod, N81°26'56"W 337.39 to a post in the pond, N34°00'W 177.08 feet to an iron rod, S62°00'W 219.05 feet to an iron rod, N81°26'56"W 219.55 feet to an iron rod, N34°00'W 160.02 feet to an iron rod at a corner with tract two of this survey; thence with the line of tract two for the next three calls, N83°00'E 685.83 feet to an iron rod, S34°00'E 222.00 feet to an iron rod, N56°00'E 290.00 feet to the point of beginning, containing 5.01 acres, more or less; as surveyed November 21, 2012, by L. Steven Bridges, JR., RLS 1740 of Bridges Land Surveying and Consulting.

Being the same property conveyed to Elizabeth Dixon, a single person by Deed from Cornelius Barnes, a married man dated 4/11/2013 of record in Instrument Number 20130416-0037482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: **Tract #1 Whites Creek Pike, Joelton, TN 37080**
(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 hand(s) this 10th day of January, 2014.

Elizabeth Dixon

Elizabeth Dixon

BILL GARRETT, Davidson County
Trans: T20140003047 DEEDWARR
Recvd: 01/14/14 14:25 2 pgs
Fees: 13.00 Taxes: 175.75

20140114-0003826

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Elizabeth Dixon, with whom I am personally acquainted, (or who proved 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, at office, this 10th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076