RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012763 DEEDWARR
Recvd: 02/24/14 14:00 2 pgs
Fees:13.00 Taxes:44.40
20140224-0015653

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00.

Bridle Shoaf
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2014.

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Savers, LLC 28 Waters Avenue Nashville, TN 37206	Same address as new owner	082070206.00

FOR AND IN CONSIDERATION of the sum of Twelve Thousand and 00/100 Dollars ($12,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ARVIS GOOCH AND CHERYL BRYANT, EXECUTORS OF THE ESTATE OF DAPHNE PRATT DIXON**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **PROPERTY SAVERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Townwood Homes, Section 1, as of record in Book 3106, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 18.67 feet on the east side of Joseph Street, and extends back between parallel lines 136 feet to an alley.

Being the same property conveyed to Hubert Dixon, Jr. and wife, Daphne Dixon, by Warranty Deed from Buford F. Drake and wife, Juanita S. Drake, dated 7/28/1993, recorded 8/9/1993, of record in Book 9041, page 723, in the Register's Office for Davidson County, Tennessee. The said Hubert Dixon, Jr. having since died on 4/16/2009, the property passed to Daphne Dixon as surviving tenant by the entirety. The said Daphne Pratt Dixon having since died testate on 9/3/2013, and her Will having been admitted for probate under Docket No. 13P-1585 in the Seventh Circuit Court for Davidson County, Tennessee, ARVIS GOOCH and CHERYL BRYANT were appointed Co-Executors.

The address of the herein described property is believed to be 703 Joseph Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of February, 2014.

THE ESTATE OF DAPHNE PRATT DIXON

ARVIS GOOCH, EXECUTOR

CHERYL BRYANT, EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17 day of February, 2014, before me, appeared Cheryl Bryant and Arvis Gooch, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the Executors of the Estate of Daphne Pratt Dixon and that said instrument was signed in behalf of said Estate, and said Executors acknowledged said instrument to be the free act of deed of said Estate.

WITNESS my hand and seal, this the 17 day of February, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014