NEW OWNER:

Steven Livingston
908 Chaparral Drive
Lebanon, TN 37087

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0167

SEND TAX BILLS TO:

New Owner

Map 142 Group 01-0-A Parcel 025.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140018681 DEEDWARR
Recvd: 03/20/14 11:19 3 pgs
Fees:18.00 Taxes:351.50
20140320-0022990

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$10.00** cash in hand paid plus other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIDGETT DIXON, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **STEVEN LIVINGSTON** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, TN, bound and described as follows, to-wit:

SEE EXHIBIT "A"

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.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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 assumed by the Grantee.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of **March, 2014**.

Bridgett Dixon
BRIDGETT DIXON

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office 7th day of **March, 2014**.

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **95,000.00**.

Codasta Thomas
AFFIANT

Sworn to and subscribed to before me 7 day of **March, 2014**.

Jessica N. Brooks
NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"

A certain tract or parcel of land in Davidson Count, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No D-7, together with the carport designated No. D-7-C in River Plantation, Section One, a condominium, a Horizontal Property Regime, located on Highway 70 South Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section one, Condominium Apartments, recorded in Book 4460, Page 59, Register's office for Davidson County, Tennessee and described in Master Deed recorded in Book 4562, Page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James William Carell, married and Bridgett D. Dixon, unmarried, as joint tenants with the right of survivorship by a Warranty Deed from Robert W. Williams, dated July 19, 2013 and of record in Instrument No. 20130726-0077799, Register's Office for Davidson County, Tennessee and corrected in Instrument No. 20130919-0098895. James William Carell died on September 6, 2013, leaving Bridgett D. Dixon a fee simple absolute ownership in the subject property. Neither James William Carell nor wife, Janet Wiles Carrel, ever resided at this property, therefore, Janet Wiles Carell has no martial interest in the property pursuant to an Affidavit of record in Instrument No. 20140320-0022989, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 8207 Sawyer Brown Road, Unit D7, Nashville, Tennessee 37221.