WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/14 12:21 2 pgs
Fees:13.00 Taxes:148.00
20140321-0023459

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $40,000.00.

Affiant

Subscribed and sworn to before me this 19 day of March, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 110 Elizabeths Court Trust	SAME	149-02-0-C-010.00CO
P.O Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bria Dixon**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 110 Elizabeths Court Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit or Building Site Number 10 on the Plan of Sterling Wood, of record in Book 6250, page 648, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerome Hazelnutt, unmarried , by deed from Brian Meadows and Michael Chestnut, on September 29, 2011, of record in Instrument Number 20111003-0076225, Register's Office for Davidson County, Tennessee. And further conveyed to Bria Dixon by Quitclaim Deed from Jerome Hazelnutt on January 13, 2013 of record in Instrument Number 20130108-0002375, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 648, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions and easements as set forth in instrument recorded in Book 6668, page 81;Book 6251, page 616; Book 854, page 73; and Agreement at Instrument Number 20050801-0089862, Register's Office for Davidson County, Tennessee.
- By-Laws for Sterling Wood Homeowners Association of record in Book 6668, page 91, Register's Office for Davidson County, Tennessee.

This is improved property known as: **110 Elizabeths Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 19, 2014.

Bria Dixon
Bria Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bria Dixon** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 19, 2014

My commission expires 1/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE