BILL GARRETT, Davidson County
Trans:T20140022469 DEEDWARR
Recvd: 04/03/14 10:58 2 pgs
Fees:13.00 Taxes:706.70
20140403-0027714

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$191,000.00** (One Hundred Ninety One Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of March, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Olivia M. Cloud 1024 Nesbitt Drive Nashville,TN 37207	Same as New Owner	04201003400

WARRANTY DEED

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, I/WE, **ESTATE OF DAPHNE PRATT DIXON BY ARVIS GOOCH, CO-EXECUTRICE AND CHERYL BRYANT, CO-EXECUTRICE**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **OLIVIA M. CLOUD**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Beginning at a point in the easterly margin of Fonnic Drive, same being a common corner of Lots Nos. 36 and 37; thence with the line between said two lots, eastwardly 223.85 feet to a point in the westerly line of Lot No. 39; thence with the line between Lots Nos. 37 and 39, southwardly 62.95 feet to a point, corner of Lot No. 38; thence with the line between Lots Nos. 37 and 38, southwardly 190.45 feet to a point in the northerly margin Nesbitt Drive; thence with said margin, westwardly 152.0 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, northwestwardly 39.27 feet to a point in the easterly margin of said Fonnic Drive; thence with said margin, northwardly 165 feet to the point of beginning.

Being the same property conveyed to Hubert E. Dixon, Jr., and wife, Daphne J. Pratt Dixon by deed from Charles Joseph Resha, III and wife, Judy Gayle Resha of record in Boon 7929, Page 784, Register's Office for Davidson County, Tennessee, Hubert E. Dixon, Jr. having predeceased Daphne J. Pratt Dixon. Daphne Pratt Dixon having died on September 3, 2013, having died testate as evidenced by probate file 13P1585, Probate Court Clerk's Office for Davidson County, Tennessee. Seventh Circuit Court of Davidson County, Tennessee Letters Testamentary filed on October 4, 2013 of record probate file 13P1585 appointing Arvis Gooch and Cheryl Bryant Co-Executrices according to the Will of record in probate file 13P1585 have the authority to sell , transfer and convey said property. Daphne J. Pratt Dixon and Daphne Pratt Dixon are one and the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1024 NESBITT DRIVE** **NASHVILLE,TN37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 28th day of March, 2014

Estate of Daphne Pratt Dixon

BY _____
Arvis Gooch, Co-Executrice

_____
Cheryl Bryant, Co-Executrice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of March, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Arvis Gooch and Cheryl Bryant, Co-Executrices** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of March, 2014.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

_____
Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2014