File Box 8

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20140029946 DEEDWARR
Recvd: 05/01/14 13:56 2 pgs
Fees:13.00 Taxes:2682.50
20140501-0036900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

April W. Wilderman
Affiant

Subscribed and sworn to before me this 30th day of April, 2014.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 07/08/14

14-0137

Address of New Owner:	Send Tax Bills to:	Tax Information:
E. Baird Dixon	Truxton Trust	103 12 0
203 Lauderdale Road	4525 Harding Rd. SK 300	066.00
Nashville, TN 37205	Nashville, TN 37205	

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, we

Philip D. Ganske, unmarried, and Kathy A. Ganske, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

E. Baird Dixon and Cindy G. Dixon, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block I, Cherokee Park, Second Section, as shown on plat of record in Plat Book 547, Pages 175 and 176, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of property.

Being the same property conveyed to Philip D. Ganske and spouse, Kathy A. Ganske by deed from Christopher R. Kuzniak and wife, Lauren L. Kuzniak, dated July 22, 2010, recorded as Instrument No. 20100726-0058402, said Register's Office. Philip D. Ganske and Kathy A. Ganske having since divorced by Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 13D1344, January 14, 2014.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **203 Lauderdale Road, Nashville, TN 37205.**

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 our hands this 30th day of April, 2014.

Phillip D. Ganske

P.o.a.
Kathy A. Ganske

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KG. the undersigned, a notary public in and for said county and state, the within named **Phillip D. Ganske and Kathy A. Ganske**, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2014.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 07/08/14