File 26085-8 return to: John T. Cook, P.C. Box 14
2927 Berry Hill Dr, Nashville, TN 37204

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53509
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erik T. Lokkesmoe Monica K. Lokkesmoe 3819 Trimble Road Nashville, Tennessee 37215	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 13007010100

BILL GARRETT, Davidson County
Trans:T20140039992 DEEDWARR
Recvd: 06/06/14 11:03 2 pgs
Fees:13.00 Taxes:2627.00
20140606-0049415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$710,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward Baird Dixon and wife, Cynthia G. Dixon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erik T. Lokkesmoe and Monica K. Lokkesmoe, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I:
Land in the 7th, formerly the 11th Civil District, of Davidson County, Tennessee, being Lot No. 25 on the Final Plat of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the southerly margin of Trimble Road at the corner of Lots Nos. 25 and 26, being 1023 feet west of the westerly margin of Estes Avenue; thence with the line between said two lots, southwardly 362 ½ feet to the common corner of Lots Nos. 11, 12, 25 and 26; thence with the line between Lots Nos. 12 and 25, westwardly 100 feet to the common corner of Lots Nos. 12, 13, 24, and 25; thence with the line between Lots Nos. 24 and 25, northwardly 360feet to the southerly margin of Trimble Road; thence with said Road, eastwardly 100 feet to the beginning.

TRACT II:
Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Carter and King Lands, as of record in Book 57, page 99, Register's Office for said County, being Lot No. 24 on the Final Plat of Sharber's Harding Place Subdivision, not of record, described according to survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the southerly margin of Trimble Road 100 feet west of the northwest corner of the property conveyed to John P. Rogers and wife, by deed from Kate T. Sharber of record in Book 1415, page 248, said Register's Office, said point being the corner of Lots Nos. 24 and 25; thence with the southerly margin of said Road westwardly 100 feet to the corner of Lots Nos. 23 and 24, thence with the line between said two lots, southwardly 357 feet to the common corner of Lots Nos. 13, 14, 23 and 24; thence with the line between Lots Nos. 13 and 24, eastwardly 100 feet to the common corner of Lots Nos. 12, 13, 24 and 25, thence with the line between Lots Nos. 24 and 25 northwardly 360 feet to the beginning.

INCLUDED in Tract II above, but specifically EXCLUDED from this conveyance is the following described property:

Land in the 7th Civil District of Davidson County, Tennessee, being the West half of Lots No. 24 on the map of Sharber's Harding Place Subdivision, not of record.

Said West half of Lot No. 24 fronts 50 feet on the South side of Trimble Road and extends back on the West line, and the East line of Lot No. 23, 357 feet, and extends back 358.5 feet on the East line to the center of a 20 foot easement and measures 50 feet thereon.

Being the same property conveyed to Edward Baird Dixon and wife, Cynthia G. Dixon by Warranty Deed from George T. Guthrie, Jr., and wife, Shelby G. Guthrie, dated October 1, 2002 and recorded on October 3, 2002 of record in Doc. No. 20021003-0120825, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The unrecorded Plan of Sharber's Harding Place, a 75 foot minimum setback line from Trimble Road and a 10 foot easement for public utility purposes along the rear line of said lot. And Easement for flow of creek.

This is improved property, known as: 3819 Trimble Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of June, 2014.

Edward Baird Dixon

Cynthia G. Dixon

State of TENNESSEE

County of DAVIDSON

On this 4th day of June, 2014 , before me the undersigned authority, personally appeared Edward Baird Dixon Cynthia G. Dixon , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KRISTY W. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $710,000.00

Affiant

Sworn and subscribed before me this the 4th day of June, 2014

KATHY HANDLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4-19-16

Notary Public

Wldoc: Deed Wty—12/92