BILL GARRETT, Davidson County
Trans:T20140047972 DEEDWARR
Recvd: 07/07/14 08:57 2 pgs
Fees:13.00 Taxes:573.50
20140707-0059210

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew W. Dixon, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William B. Purdy, an unmarried man,** 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:

Being Lot No. 166 on the Plan of Lark Park, Section 5, as of record in Book 4660, page 198, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew W. Dixon, an unmarried man by Quitclaim Deed from Matthew W. Dixon, an unmarried man, and Michael W. Dixon and Heather Dixon, husband and wife, dated March 27, 2014, of record as Instrument Number 20140424-0034550, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5880 S. New Hope Road, Hermitage TN, 37076.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 30th day of June, 2014.

Matthew W. Dixon

State of Tennessee)
County of Davidson)

On this 30th day of June, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew W. Dixon, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/8/18

ANGELA F. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of ~~Davidson~~ Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2014.

Notary Public

My Commission Expires: 3-1-2015

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
William B. Purdy	FirstBank	95-5-48.00
5880 S. New Hope Road	2301 21st Avenue South, Ste. 350	
Hermitage, TN 37076	Nashville, TN 37212	