(1)

WARRANTY DEED

Mail -

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste A
Columbia, TN 38401

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires March 30, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $188,000.00.

Affiant

Subscribed and sworn to before me this 8 day of August, 2014

Notary Public
My Commission expires: 3/21/18
(Affix Seal)

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:
Paige Hook	Fifth Third Bank	161-10-0A-138.00CO
5145 Village Trace	5001 Kingsley Drive	
Nashville, TN 37211	Cincinnati, OH 45263	

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, **Tiffany S. Johnson Dixon, married (formerly Tiffany S. Johnson)**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paige Hook, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Villages of Brentwood, Phase Two, of record in Plat Book 6250, Page 169, and corrected in Book 8484, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tiffany S. Johnson from Angela Marshall, unmarried by Deed on October 23, 2009, of record in Instrument Number 20091029-0100018, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 169, as amended in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6143, Page 11, as amended in Book 6398, Page 495 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Brentwood Homeowner's Association, Inc., of record in Book 6158, Page 352, as amended in Book 7599, Page 714; Book 7925, Page 41; Book 7936, Page 332 and Book 8152, Page 927, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.
- Tiffany S. Johnson Dixon did not reside in this property as a married person. Her husband has never resided in this property as his marital or principal residence.

This is improved property known as: **5145 Village Trace, Nashville, TN 37211**

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.

BILL GARRETT, Davidson County
Trans: T20140059779 DEEDWARR
Recvd: 08/14/14 11:43 2 pgs
Fees: 13.00 Taxes: 695.60
20140814-0073501

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 August 8, 2014.

Tiffany S. Johnson 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 **Tiffany S. Johnson Dixon** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 8, 2014.

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY