File No. 140749

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,577.00

Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/24/14

(AFFIX SEAL)

Rebecca Campbell
Notary Public
State of Tennessee
County of Sumner

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron D. Dixon Sr. and Takashi D. Dixon	USAA Federal Savings Bank	085 04 0A 231.00
(NAME)	(NAME)	
4229 Stone Hall Blvd.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Meritage Homes of Tennessee, Inc., an Arizona corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byron D. Dixon Sr. and wife, Takashi D. Dixon, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 231 on the Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING PART of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation, by Warranty Deed from E. Phillips Development, LLC, a Tennessee limited liability company, dated 9/3/13 and recorded 9/5/13 in Instrument No. 20130905-0093414, Register's Office for Davidson County, Tennessee.

Subject to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20120202-0009628, as supplemented in Instrument Number 20120207-0011118; Water Line Easement of record in Book 4212, Page 147 and Instrument Number 20060801-0093487; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20120730-0066771; Agreed Order of record in Instrument Number 20100106-0001301; Stormwater Detention Agreement of record in Instrument Number 20070730-0089806; Certificate of Grant of Right of Way and Road Construction of record in Instrument Number 20090421-0036252; Sanitary Sewer Easements of record in Instrument Number 20100720-0056497 and Instrument Number 20100720-005652; Grant of Easement of record in Instrument Number 20011024-0116287; Water Main Easement of record in Instrument Number 20030328-0040734; Easement Agreement of record in Book 7292, Page 968; and all matters shown on plat of record in Instrument Number 20131014-0107217, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140067376 DEEDWARR
Recvd: 09/10/14 11:01 2 pgs
Fees:13.00 Taxes:1193.53
20140910-0082859

File No. 140749

unimproved ☐

This is improved ☒ property, known as 4229 Stone Hall Blvd., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 4th day of September, 2014.

Meritage Homes of Tennessee, Inc., an Arizona corporation

By: _____

Daniel Stumpf, Vice President of Finance for the Nashville Division

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel Stumpf with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Finance for the Nashville Division of Meritage Homes of Tennessee, Inc., an Arizona corporation the within named bargainor, and corporation, and that he as such Vice President of Finance for the Nashville Division being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Daniel Stumpf as such Vice President of Finance for the Nashville Division.

Witness my hand and official seal this 4th day of September, 2014.

Commission expires: 1/14/16

Rebecca Campbell

Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner