WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140072015 DEEDWARR
Recvd: 09/25/14 11:41 2 pgs
Fees:13.00 Taxes:677.10

20140925-0088384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TEN
My Comm. Expires May 5, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of Sept 2014.

Notary Public

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rebecca Dixon	Bank of America	174 01 0A 019.00
(NAME)	(NAME)	
5596 Hickory Park Drive	4500 Amon Carter Blvd	
(ADDRESS)	(ADDRESS)	
Antioch 37013	Ft Worth TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Three Thousand And No/100 Dollars ($183,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Maribel Grajeda**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rebecca 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: * unmarried

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:
Being all of Lot No. One Hundred Two (102) on the Final Plat, Rivendell Woods, Phase I, Section 1, First Amendment, according to plat and survey of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete details of location and description of said lot.
Being the same premises conveyed to Maribel Grajeda, an unmarried woman by Warranty Deed from OLE South Properties, Inc., a Tennessee Corporation dated June 11, 2010 and recorded June 16, 2010 as Instrument No. 20100616-0046955, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5596 Hickory Park Drive, Antioch, TN 37013

File Number: GRN-141256

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, has 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 24th day of September, 2014.

Maribel Grajeda

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Maribel Grajedathe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: GRN-141256