Davidson County DEEDWARR
Recvd: 09/29/14 09:48 3 pgs
Fees:18.00 Taxes:930.77
20140929-0089248

PREPARED BY (AND RETURN TO):

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

W & I Ref:(_____) Title No: 56783
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carley Gordon Brandon Westfall 516 Wagon Court Nashville, TN 37221	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452

TAX MAP-PARCEL NUMBERS: 14203003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$251,560.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, William Terry Dixon and wife, Jeanie L. Dixon, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Brandon Westfall, unmarried, and Carley Gordon, unmarried, as tenants in common with right of survivorship, 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:**

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, Page 108, Register's Office for said County.

Said Lot No. 369 front 56.74 feet on the northerly margin of Wagon Court and extends back 161.2 feet on the westerly line and 186.0 feet on the easterly line to a broken line in the rear, measuring 263.3 feet thereon.

Being part of the same property conveyed to William Terry Dixon and spouse, Jeanie L. Dixon by Warranty Deed from Lisa Miriam Sliver, unmarried, dated December 16, 1998, recorded December 22, 1998 in Book 11263, Page 454, 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 Plan, with Owner's Certificate, of record in Book 4460, Page 108, said Register's Office, which Plan shows a 40 foot minimum building setback line from Wagon Court and a 10 foot easement for public utility purposes along the rear line of said lot, a 5 foot drainage easement along the westerly portion of said lot, a 2.5 X 25 foot utility anchor easement located along the southwesterly corner of said lot, and a manhole on the northwesterly portion of said lot.

This is improved property, known as: 516 Wagon Court, Nashville, Tennessee 37221

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 26th day of September, 2014.

William Terry Dixon

Jeanie L. Dixon

State of TENNESSEE
County of DAVIDSON

On this 26th day of September, 2014 , before me the undersigned authority, personally appeared William Terry Dixon and Jeanie L. 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.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

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 $251,560.00

Affiant

Sworn and subscribed before me this the 26th day of September, 2014

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE