This instrument was prepared by Albert P. Marks of MARKS, SHELL & MANESS, Dunbar Park, 233-A Dunbar Cave Road, P.O. Box 1149, Clarksville, TN 37041-1149.

BILL GARRETT, Davidson County
Trans:T20140077180 DEEDWARR
Recvd: 10/14/14 09:37 2 pgs
Fees:13.00 Taxes:407.00
20141014-0094624

NAME & ADDRESS OF PROPERTY OWNER:
Mr. and Mrs. William Terry Dixon
127 Westfield Drive
Nashville, TN 37221

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
Same as above

JAMES MADDOX

TO: CASH WARRANTY DEED

WILLIAM TERRY DIXON, ET UX

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, JAMES MADDOX, an unmarried person as GRANTOR, has bargained and sold and does hereby transfer and convey unto the GRANTEES, WILLIAM TERRY DIXON and wife, JEANIE L. DIXON, as tenants by the entirety, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, and being designated as Tax Map & Parcel No. 128-13-0-A-127.00-CO as shown on the maps of the Assessor of Property for Davidson County, Tennessee, to-wit:

> A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 127 ON THE PLAN OF WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET), OF RECORD IN BOOK 6250, PAGE 590 AND THE FIRST REVISION THEREOF IN BOOK 6250, PAGE 748, AS FURTHER SHOWN AND DESCRIBED IN AN AMENDED DOCUMENT OF RECORD IN BOOK 6831, PAGE 982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED AND MADE A PART HEREOF BY REFERENCE.
>
> THIS BEING THE SAME PROPERTY CONVEYED TO JAMES MADDOX BY DEED FROM VIRGINIA H. SAWDEY OF RECORD IN BOOK 20111019-0081155, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEES, WILLIAM TERRY DIXON and wife, JEANIE L. DIXON, as tenants by the entirety, their heirs and assigns forever.

SUBJECT to the Plat of record in Book 6250, Page 590, and Book 6250, page 748, Register's Office for Davidson County, Tennessee; SUBJECT to Restrictions of record in Book 6551, page 988, of said Register's Office; SUBJECT to an Amended Charter of record in Book 6746, page 677; SUBJECT to the Master Deed of record in Book 6678, page 771, of said Register's Office as amended in Book 6736, page 110, Book 6831, page 982, Book 6801, page 962, Book 7271, page 256, Book 9608, page719, and Book 9608, page 719, all of said Register's Office; SUBJECT to an Easement and Right of Way of record in Book 4851, page 918, of said Register's Office; SUBJECT to an Easement for Sewer of record in Book 6551, page 981, of said Register's Office and SUBJECT to an Easement for Public Utilities of record in Book 7803, page 694, of said Register's Office. THE GRANTOR COVENANTS that he is

lawfully seized and possessed of said real estate, that he has a good and lawful right to convey the same, that it is unencumbered, and he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 2014 TAXES are to be prorated.

IN WITNESS WHEREOF, the GRANTOR has hereunto signed his name on this the 9th day of October, 2014.

JAMES MADDOX, an unmarried person

GRANTOR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MADDOX, an unmarried person, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 9th day of October, 2014

Summer Gorline
NOTARY PUBLIC

SUMMER GORLINE
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 11/15/17

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the GRANTEE, the GRANTEE'S AGENT or a TRUSTEE acting for the GRANTEE, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $110,000.00.

William Terry Dixon
AFFIANT

Sworn and subscribed to before me on this the 9th day of October, 2014.

Summer Gorline
NOTARY PUBLIC

SUMMER GORLINE
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 11/15/17