File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140087565 DEEDWARR
Recvd: 11/20/14 14:06 2 pgs
Fees:13.00 Taxes:899.10
20141120-0107092

W & I Ref: (DKM) Title No.: 57007
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chadwick B. Dixon Jennifer D. Dixon 951 Percy Warner Blvd. Nashville, TN 37205	First Bank 3500 Blue Lake Drive Ste 325 Birmingham, AL 35243

TAX MAP PARCEL NUMBERS: 12912003700

WARRANTY DEED

$243,000.00

FOR AND IN CONSIDERATION of the sum of ~~$270,000.00~~, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Patrick Lynch and wife, Lindsey U. Lynch,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Chadwick B. Dixon and wife, Jennifer D. Dixon, 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. 231 on the Plan of Warner Park Valley, Section I, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Patrick Lynch, unmarried, by Warranty Deed from Mrs. C.E. Berry, as Executrix of the Estate of Helen F. Eschbach, dated November 4, 2004, recorded on November 8, 2004, in Instrument No. 20041108-0134213, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated March 1, 2010, recorded on March 3, 2010, in Instrument No. 20100303-0016390, said Register's Office, subject property was conveyed to Thomas Patrick Lynch and wife, Lindsey U. Lynch.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, Pages 12, 13 and 14,, said Register's Office, which Plan shows a 30 foot minimum building setback line from Percy Warner Boulevard, and an easement for public utility purposes along the rear line of said lot and a 2.5 X 25 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as 951 Percy Warner Boulevard, Nashville, TN 37205

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 19th day of November, 2014

Thomas Patrick Lynch

Lindsey U. Lynch

State of Tennessee

County of Davidson

On this 19th day of November, 2014, before me the undersigned authority, personally appeared Thomas Patrick Lynch and Lindsey U. Lynch, 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.

Notary

My Commission Expires:

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

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $~~240,000.00~~ 243,000.00 DM

Affiant

Sworn and subscribed before me this 19th day of November, 2014

Notary

My Commission Expires: _____

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