WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley Scott Dixon	Bradley Scott Dixon	044-05-0-077
(NAME)	(NAME)	BILL GARRETT, Davidson County
333 Rayon Drive	333 Rayon Drive	Trans: T20150035343 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 05/07/15 10:58 2 pgs
Old Hickory, TN 37138	Old Hickory, TN 37138	Fees: 13.00 Taxes: 277.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150507-0041811

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James R. Jenkins Sr. and wife, Shirley A. Jenkins**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bradley Scott Dixon, unmaried**, hereinafter called the GRANTEE(S), their heirs and/or 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 126 on the Plan of Map of a part of Rayon City, of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot fronts 50 feet on the northeasterly side of Lindberg Avenue and runs back between parallel lines, 150 feet to a 10 foot alley

Being the same property conveyed to James R. Jenkins, Sr. and wife, Shirley A. Jenkins by Warranty Deed from Gloria Ann Emerton and Allen Ray Jones, dated December 01, 2006 and recorded December 01, 2006 of record in Instrument Number 20061201-0148654, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 333 Rayon Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of April, 2015.

James R. Jenkins Sr.

Shirley A. Jenkins

State of Tennessee
County of Wilson

Personally appeared before me James R. Jenkins Sr. and Shirley A. Jenkins, 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 purposes therein contained.

WITNESS my hand and seal this 1st day of May, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122