WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049958 DEEDWARR
Recvd: 06/23/15 09:36 2 pgs
Fees:13.00 Taxes:1110.00
20150623-0059877

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JUNE, 2015

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/15/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7557 DIXON CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Michael C. Dixon	~~same~~ Fifth Third Mortgage Company	181010B11300CO
7628 Mint Leaf Drive	5001 Kingsley Drive, IMOCBQ	
Nashville, TN 37211	Cincinnati, OH 45227	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRYN SARTAIN AND WIFE KRISTIN SARTAIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MICHAEL C. DIXON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7628 Mint Leaf Drive, Nashville, TN 37211

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 my hand on the 19th day of June, 2015.

Bryn Sartain by Kristin Sartain, attorney in fact
Bryn Sartain by Kristin Sartain, attorney-in-fact

Kristin Sartain
Kristin Sartain

STATE OF TENNESSEE
COUNTY OF Williamson

On the 19th day of June, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Kristin Sartain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Bryn Sartain for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and Authorized to execute this instrument on behalf of Bryn Sartain.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, Tennessee, this 19th day of June, 2015.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Phase One, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, a Planned Unit Development as shown by plat of record in Instrument No. 20050105-0001853, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bryn Sartain and wife, Kristin Sartain by Warranty Deed from Christopher S. Beasley and wife, Tracy D. Beasley, recorded on the 8th day of April, 2013 in Instrument No. 20130408-0034446, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Bryn Sartain pursuant to a power of attorney executed by the same on 06-11-15, and being filed for in Instrument # 20150623-0059876, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, 2ND ADDITION TO SUGAR VALLEY, as recorded in Instrument No. 20050105-0001853 and PUD Boundary Plat recorded in Plat Book 9700, Page 374, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14 and Instrument Nos. 20040203-0013041 and 20050106-0002201 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 11069, Page 24.

f. Charter of Homeowners Association recorded in Book 11069, Page 6.

g. Stormwater Detention Agreement recorded at Instrument No. 20040305-0025147.