(2)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155980

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049966 DEEDWARR
Recvd: 06/23/15 09:49 2 pgs
Fees:13.00 Taxes:1009.73
20150623-0059888

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

NOTARY PUBLIC

My commission expires: April 1, 2017

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew M. Meriwether *et ux* 5920 Woodlands Avenue Nashville, Tennessee 37211	~~Same address as new owner~~ Wells Fargo Bank NA 2701 Wells Fargo Way Minneapolis, MN 55408	172-03-0-A-147.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Two Thousand Nine Hundred and 00/100 Dollars ($272,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KEENAN ANDREW DIXON AND WIFE, ANNA GROMAKOVA DIXON**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW M. MERIWETHER AND JILL C. MERIWETHER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 119 on the Final Plat of The Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument Number 20070705-0080225, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> BEING the same property conveyed to Keenan Andrew Dixon and wife, Anna Gromakova Dixon, by Warranty Deed from Southeastern Development Enterprise, LLC, dated October 3, 2014 and recorded October 3, 2014, of record in Instrument Number 20141003-0091609, in the Register's Office of Davidson County, Tennessee.
>
> The address of the herein described property is believed to be 5920 Woodlands Avenue, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument Number 20070705-0080225; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 19th day of June, 2015.

Keenan Andrew Dixon

KEENAN ANDREW DIXON

Anna Gromakova Dixon

ANNA GROMAKOVA DIXON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Keenan Andrew Dixon and wife, Anna Gromakova Dixon, 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 seal, this the 19th day of June, 2015.

Sarah Simmons

Notary Public

Sarah Simmons

Printed Notary Name

My commission expires: 5/8/2018

