WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051107 DEEDWARR
Recvd: 06/25/15 13:22 2 pgs
Fees:13.00 Taxes:481.00

20150625-0061317

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ngo H. Thang	CMG Mortgage, Inc.	Parcel ID:
810 Richards Road	3160 Crow Canyon Rd., Ste 400	14812013500
Antioch, TN 37013	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas Wade Dixon and Stephen Earl Dixon and Sandra Dixon Johnson James and Charles Neil Dixon and Keith Fraser Dixon, Heirs of the Estate of Lucinda W. Dixon a/k/a Alma Lucinda Dixon

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ngo H. Thang and Shin M. Na, husband and wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 121, on the Plan of Hazelwood, Section Four, of record in Book 3842, Page 62, Register's Office for Davidson County, Tennessee.

SAID Lot No. 121 fronts 70.0 feet on the northerly margin of Richards Road and runs back between lines measuinrg 180 feet on the westerly side and 175.18 feet on the easterly side to a dead line in the rear on which it measures 70.16 feet.

Being the same property conveyed to Thomas E. Dixon and wife, Lucinda W. Dixon by deed from Hugh Hampton King and wife, Mary B. King of record in Book 4669, Page 180, Register's Office for said County, dated December 29, 1972. The said Thomas E. Dixon died July 2, 1992, and title vested in Lucinda W. Dixon as surviving tenant by the entirety. The said Lucinda W. Dixon died testate on July 17, 2013, and the Estate was not probated. The Grantors herein execute this instrument as Heirs of Lucinda W. Dixon. See also Affidavits of Heirship of record in Instrument 20150625-0061315 and Instrument 20150625-0061316, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4021, Page 225, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 62, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 810 Richards Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 19th day of June, 2015.

Thomas Wade Dixon

Stephen Earl Dixon

Sandra Dixon Johnson James

Charles Neil Dixon

Keith Fraser Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Wade Dixon, Stephen Earl Dixon, Sandra Dixon Johnson James, Charles Neil Dixon, and Keith Fraser Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066