WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075392 DEEDWARR
Recvd: 09/03/15 13:27 2 pgs
Fees:13.00 Taxes:777.00
20150903-0090020

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Timothy R Hixson
Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

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:
Timothy R. Hixson	First National Bank of Middle TN	Parcel ID:
3709 Seville Dr.	1608 Williams Dr., Ste. 301	08614002200
Hermitage, TN 37076-3550	Murfreesboro, TN 37129	

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

Valerie E. Buchanan, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Timothy R. Hixson, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Fleetwood-East, of record in Book 7900, Page 427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Valerie E. Buchanan, unmarried, by deed from Estate of Samuel Thompson, of record in Instrument 20051130-0144107, dated November 28, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8838, Page 635, Register's Office for said County

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 7900, Page 427, said Register's Office.

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 3709 Seville Dr., Hermitage, TN 37076-3550

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 my hand this 1st day of September, 2015.

Valerie E. Buchanan
Valerie E. Buchanan

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 Valerie E. Buchanan, 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 1st day of September, 2015.

My Commission Expires: 8/23/16

Notary Public

