WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

O-VRES-15-5851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3698

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150094674 DEEDWARR
Recvd: 11/06/15 08:46 2 pgs
Fees:13.00 Taxes:555.00
20151106-0113116

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Tiffany Davenport	**Darren M. Dixie**	
(NAME)	(NAME)	
3828 Asheford Trce	**P.O. Box 663**	**164-13-0A-060.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Madison, AL 35758**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DARREN M. DIXIE, A MARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIFFANY DAVENPORT, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 31 on the Plan of Phase Three, Treehaven Subdivision of record in Plat Book 20040913-0110149, Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darren M. Dixie, an unmarried man by Warranty deed from Thomas Lee Krantz, Sr. and Carl Denver Krantz, Sr., of record in Instrument No. 20090421-0035982 Register's Office for Davidson County, Tennessee, dated April 14, 2009 and recorded on April 21, 2009.
SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

This conveyance is subject to:
- SUBJECT TO A Deed of Trust by Darren M. Dixie, an unmarried man, trustor, to Fidelity National Title Insurance Company, trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.com, LLC, a Delaware Limited Liability Company, beneficiary, to secure a note in the original amount of $ 134,181.00 secured thereby, dated November 21, 2012, and recorded on November 14, 2012, of record as Instrument Number 20121214-0115252, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2015 a lien, now due and payable in the amount of $1,665.28.
- Subject to all matters shown on the Plan of record as Instrument Number 20040913-0110149, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484, Book 11669, page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 660, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20031028-0158502, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3828 Asheford Trce , Antioch, Tennessee 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 GRANTEE(S), their heirs and 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 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/our hand(s) this the 5th DAY OF NOVEMBER, 2015.

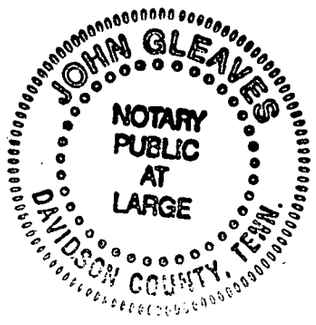
Darren M. Dixie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of NOVEMBER, 2015.

Notary Public
My Commission Expires: 3678
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212