# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/15 12:37 3 pgs
Fees:18.00 Taxes:417.18
**20151123-0118571**

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Rex Swanson | PrimeLending, a PlainsCapital Company | Map & Parcel 03000013600 |
| (NAME) | (NAME) | |
| 4960 Laws Road | 18111 Preston Road, Suite 900 | |
| (ADDRESS) | (ADDRESS) | |
| Whites Creek, TN 37189 | Dallas, TX 75252 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Joseph Craig Dixon and Kelly Lynn Dixon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rex Swanson and Sherry Swanson, 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. 4, on the Plan of Joe Dixon Subdivision, Section II, Laws Road, of record in Plat Book 6200, Page 717, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Joseph Craig Dixon and wife, Kelly Lynn Dixon by deed from Rena Joe Dixon and wife, Vera Faye Dixon of record in Instrument 20010905-0095910, Register's Office, Davidson County, Tennessee.

Julie Lynn Alsup executed this instrument on behalf of Kelly Lynn Dixon pursuant to a Power of Attorney of record in Instrument 20151123-0118570, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 6200, Page 717, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Grant-of-easement-or-right-of-way of record in Book 3820, Page 510, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4960 Laws Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of November, 2015.

Joseph Craig Dixon

Kelly Lynn Dixon
by Julie Lynn Alsup, Attorney in Fact

Kelly Lynn Dixon
By: Julie Lynn Alsup, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph Craig Dixon the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand this 20th day of November, 2015.

Notary Public

My Commission Expires: 5-3-16

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Julie Lynn Alsup as Attorney-in-Fact for Kelly Lynn Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 20th of November, 2015.

Notary Public

My Commission Expires:

5-3-16

# True Copy Certification

I, Pam S Atchley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews, a notary public for this county and state, Pam S Atchley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-3-16

Notary' Seal (if on paper)