WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099885 DEEDWARR
Recvd: 11/24/15 11:04 2 pgs
Fees:13.00 Taxes:1276.50
20151124-0119054

R-VRES-15-00409-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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:	MAP / PARCEL NUMBER (S)
Marie Winget	**Flagstar Bank FSB**	
(NAME)	(NAME)	
409 Bushnell Street	**P.O. Box 7026**	**08310012400**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Troy, MI 48007-7026**	
(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 **KENNETH DIX AND MELISSA WALKER, HUSBAND AND WIFE** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARIE WINGET, A SINGLE PERSON,** 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: A.

Being Lots #53 and 54 on the plan of McEwen Place, of record in Book 332, Page 133, Register's Office for said County. Said Lots adjoin and front together 55 feet on the Easterly side of Bushnell Street and run back between line, 139.8 feet on the Northerly line of Lot #53 and 140.7 feet on the Southerly line of Lot #54, on the Westerly line of 19th Street on which they measure 55 feet.

Being the same property conveyed to Kenneth Dix by Warranty Deed from March Egerton, a married person, recorded on the 29th day of May, 2012 in Instrument No. 20120529-0046015, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCEWEN PLACE, as recorded in Plat Book 332, Page(s) 133.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 Bushnell Street, Nashville, Tennessee 37206**.

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 20th DAY OF NOVEMBER, 2015.

Kenneth Dix

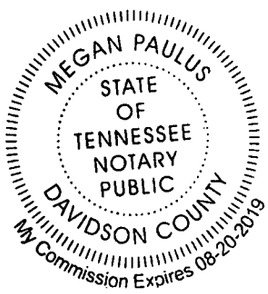
Melissa Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH DIXAND MELISSA WALKER, the within named bargainor, 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 official seal, this the 20th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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