WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150106546 DEEDWARR
Recvd: 12/17/15 10:36 5 pgs
Fees:28.00 Taxes:666.00
20151217-0126930

R-VRES-15-1620-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Ashley Elizabeth Byrd	**F&M Bank**	
(NAME)	(NAME)	
1620 Eastside Avenue	**10 Cadillac Drive, Suite 100**	**094-02-0-030.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2113	**Brentwood, TN 37027**	
(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 **BILLIE DIXON HENDERSON AND MICHAEL E. DIXON AND TOMMY DIXON AND TRACY LYNN DIXON AND JASON BRADLEY DIXON AND JEFFREY SCOTT DIXON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASHLEY ELIZABETH BYRD, AN UNMARRIED WOMAN ,** 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. 285 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, 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 Margaret J. Hickey by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., recorded as Instrument No. 20030602-0074485, Register's Office for Davidson County, Tennessee, dated May 19, 2003 and recorded on June 02, 2003.
Being the same property conveyed to Michael E. Dixon, married, by Quitclaim Deed from Margaret J. Hickey, married, of record as Instrument No. 20080822-0086329, Register's Office for Davidson County, Tennessee, dated August 21, 2008 and recorded on August 22, 2008.

Being the same property conveyed to Margaret J. Hickey, reserving a life estate in Michael E. Dixon by Quitclaim deed from Michael E. Dixon of record in Instrument No. 20081210-0118972 Register's Office for Davidson County, Tennessee, dated December 09, 2008 and recorded on December 10, 2008.

Margaret Jean Hickey died January 26, 2011. Her estate was administered through Davidson County Probate Docket No. 11P334.
See also Affidavit of Heirship recorded as Instrument No. 20110224-0015075, in the Register's Office for Davidson County, Tennessee.

The Heirs of Margaret J. Hickey are: Billie Jean Henderson (daughter); Tommy Dixon (son); Michael Dixon (son); Tracey Lynn Dixon (granddaughter and child of Gary Allen Dixon, deceased son); Stephanie Dixon (granddaughter and child of Gary Allen Dixon, deceased son); Jason Bradley Dixon (grandson and child of Ronny Lee Dixon, deceased son); and Jeffrey Scott Dixon (grandson and child of Ronny Lee Dixon, deceased son).

The said Stephanie Dixon conveyed all her rights, title and interest in the said property by Quitclaim Deed recorded simultaneously herewith of record in Instrument No. 20151217-0126929, Register's Office for Davidson County, Tenenssee. Virginia Dixon spouse of Michael Dixon joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1620 Eastside Avenue , Nashville, Tennessee 37206-2113**.

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 15th DAY OF DECEMBER, 2015.

Billie Dixon Henderson
Billie Dixon Henderson

Michael E. Dixon
Michael E. Dixon

Tommy M Dixon 12-15-15
Tommy Dixon

Tracy Lynn Dixon
Tracy Lynn Dixon

Jason Bradley Dixon
Jason Bradley Dixon

Jeffrey Scott Dixon
Jeffrey Scott Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLIE DIXON HENDERSON, 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 15th of December, 2015.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL E. DIXON, 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 15th of December, 2015.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMMY DIXON, 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 15th of December, 2015.

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

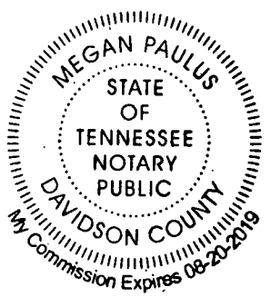
MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY LYNN DIXON, 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 15th of December, 2015.

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON BRADLEY DIXON, 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 15th of December, 2015.

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

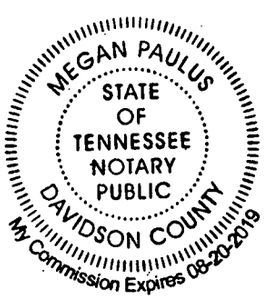


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY SCOTT DIXON, 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 15th of December, 2015.

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

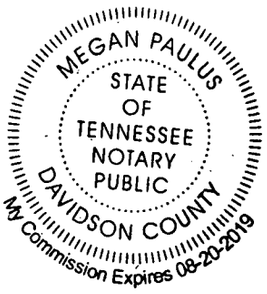


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY LYNN DIXON, 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 15th of December, 2015.

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON BRADLEY DIXON, 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 15th of December, 2015.

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

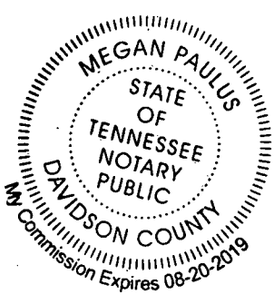


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY SCOTT DIXON, 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 15th of December, 2015.

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



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

Virginia Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA DIXON, 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 15th of December, 2015.

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



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