Davidson County DEEDWARR
Recvd: 01/27/16 08:43 4 pgs
Fees:23.00 Taxes:277.28
20160127-0007632

32817

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32817-01-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $74,940.00. Affiant Subscribed and sworn to before me this 22nd day of January, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Andrew Buford 3124 Brickdale Lane Nashville, TN 37207	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 060 03 0 017 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe E. Dixon Sr., Trustee of the Joe E. Dixon, Sr. Living Trust dated May 8, 2001**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Buford, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3124 Brickdale Lane, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of January, 2016.

Joe E. Dixon Sr., Trustee of the Joe E. Dixon, Sr.
Living Trust dated May 8, 2001

STATE OF ~~TENNESSEE~~ Nevada, COUNTY OF ~~DAVIDSON~~ Clark SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe E. Dixon Sr., 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, at office, this 22nd day of January, 2016.

Becky Brown
Notary Public

My Commission Expires: Sept. 24, 2017

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BECKY BROWN
No. 01-70764-1
My Appointment Expires Sep. 24, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Addition to Section 3 Parkwood Estates, as of record in Plat Book 4300, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joe E. Dixon by deed dated May 14, 1987 from Bobby D. Sandlin and wife Brenda C. Sandlin of record in Book 7237, page 892, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 14, 2002, of record in Instrument No. 20020306-0028249, Register's Office for Davidson County, Tennessee, Joe E Dixon conveyed subject property to Joe E. Dixon, Sr., as Trustee of the Joe E. Dixon, Sr. Living Trust dated May 8, 2001.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 060 03 0 017 00.
2. Restrictive covenants contained in an instrument of record in Book 3313, page 402 amended in Book 3616, page 269, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. All matters appearing on the Plan of record as Plat Book 4300, page 76, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

