New Owner: (send tax bills to this address)	Ken Dixon 725A McFerrin Ave. Nashville, TN 37206	Instrument Prepared by: Aaron Fletcher East Nash Title, LLC 4205 Gallatin Road Nashville, TN 37216
Parcel ID:	**082080A007.00**	

BILL GARRETT, Davidson County
Trans: T20160017783 DEEDWARR
Recvd: 03/03/16 15:42 2 pgs
Fees: 13.00 Taxes: 1017.50

20160303-0020728

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is two hundred and seventy-five thousand and 00/100 dollars ($275,000.00).

~~Ken Dixon, Grantee~~/Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 1st day of March, 2016.

Notary Public

My commission expires 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

For and in consideration of two hundred and seventy-five thousand and 00/100 dollars ($275,000.00) paid by the Grantee, KEN DIXON, and other good and valuable consideration receipt of which is hereby acknowledged, we, JAMIE R. HOLLIN and wife CARA L. GRAHAM, Grantors, hereby convey to ~~Grantee~~ any and all of our interest in the following land, together with all easements held or granted by ~~Grantors~~, and we warrant the title to that land against the lawful claims of all persons whomsoever: Kenneth Dixon and wife, Jennifer Dixon,

Land in Davidson County, Tennessee, being Unit 7 as established under the Master Deed of record in Instrument No. 20060718-0086336, amended in Instrument No. 20061026-0132919, Instrument No. 20070227-0024222, Instrument No. 20070718-0085401, and By-Laws in Instrument No. 20070227-0024223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMIE R. HOLLIN (then unmarried), by deed from URBAN BLUEPRINT, LLC, of record in Instrument No. 20070731-0090861, dated July 20, 2007, Register's Office for Davidson County, Tennessee.

This improved property has the street address of 725A McFerrin Avenue Nashville Tennessee 37206.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS 20060718-0086336, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

By affixing our signatures below, we hereby execute the foregoing Warranty Deed:

Jamie R. Hollin, Grantor

Cara L. Graham, Grantor

AARON FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 1ST day of MARCH, 2016, before me personally appeared **Jamie R. Hollin**, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public

07/02/18
My commission expires

AARON FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 1ST day of MARCH, 2016, before me personally appeared **Cara L. Graham**, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/02/18
My commission expires