BILL GARRETT, Davidson County
Trans:T20160031035 DEEDWARR
Recvd: 04/15/16 15:34 6 pgs
Fees:33.00 Taxes:555.00
20160415-0036646

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
James R. Dixon 1144 Fairvue Village Lane Gallatin, TN 37066	New Owner	174-11-0A-541.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALFRED G. HENSON**, a married man, and **JOHN M. DOYLE**, a married man (collectively, the "Grantor") does hereby transfer and convey unto **JAMES R. DIXON, and wife, JOAN E. DIXON** (collectively, the "Grantee"), Grantee's heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 2048 Leefield Drive, Antioch, Davidson County, Tennessee 37013. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's heirs and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2016 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the

said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons.

Susan Henson, the spouse of Alfred G. Henson, joins in this conveyance for the purpose of conveying her marital rights, title, and interest in the Property.

Catherine Doyle, the spouse of John M. Doyle, joins in this conveyance for the purpose of conveying her marital rights, title, and interest in the Property.

WITNESS this the 15th day of April, 2016.

[Signatures on next page]

GRANTOR:

Alfred G. Henson

Susan Henson

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, a Notary Public of the state and county mentioned, personally appeared Alfred G. Henson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 14th day of April, 2016.

Notary Public

SHIRL L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 6, 2019

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, a Notary Public of the state and county mentioned, personally appeared Susan Henson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 14th day of April, 2016.

Notary Public

SHIRL L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 6, 2019

GRANTOR:

John M. Doyle by Alfred G. Henson Atty in Fact

John M. Doyle, by Alfred G. Henson, Atty in Fact

Catherine Doyle

Catherine Doyle

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alfred G. Henson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of John M. Doyle, pursuant to a Special Power of Attorney executed by John M. Doyle naming Alfred G. Henson as attorney in fact of record in Instrument No. 20160415-0036470 and acknowledged that he executed the same as the free act and deed of John M. Doyle.

WITNESS my hand and seal, at office in Nashville, Tennessee this 14th day of April, 2016.

Shirl L. Jackson

Notary Public

SHIRL L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 6, 2019

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, a Notary Public of the state and county mentioned, personally appeared Catherine Doyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 14th day of April, 2016.

Shirl L. Jackson

Notary Public

SHIRL L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 6, 2019

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $150,000.00

AFFIANT

Subscribed and sworn to before me, this 15th day of April, 2016.

Notary Public

My Commission Expires:

1/6/2020

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 120, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section 1, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Alfred G. Henson and John M. Doyle, by Successor Trustee's Deed, of record in Instrument No. 20101221-0101342, the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This property has an address of 2048 Leefield Drive, Antioch, Tennessee 37013.