BILL GARRETT, Davidson County
Trans:T20160050797 DEEDWARR
Recvd: 06/15/16 14:43 2 pgs
Fees:13.00 Taxes:884.30

20160615-0060703

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $239,000.00.

Affiant

Subscribed and sworn to before me,
this 13th day of June, 2016.

Notary Public
My commission expires: ~~02/25/20~~ 9-11-17

05-1605-66864

Address of New Owner:	Send Tax Bills to:	Tax Information:
Debra D. Dixon 3608 Crossbrooke Drive Nashville TN 37211	Bank of Nashville/Synovus 2204 Lakeshore Dr. #325 Birmingham, AL 35209	141-06-0-C-007.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan Owen Sanders and wife, Victoria Lynn Sanders**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Debra D. Dixon**, hereinafter called the Grantees, their successors and assigns, a 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. 25, on the Plan of Riverbridge Community, Phase 1A, of record in Instrument No. 20030213-0019997, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Owen Sanders and wife, Victoria Lynn Sanders by deed from Christopher Cage and Melanie Cage, husband and wife, dated September 1, 2006, recorded September 6, 2006, of record in Instrument No. 20060906-0109959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3608 Crossbrooke Drive, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 13th day of June, 2016.

Jonathan Owen Sanders

Victoria Lynn Sanders

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jonathan Owen Sanders and Victoria Lynn Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 13th day of June, 2016.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 02/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020