ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Dean Dixon and Joanie Dixon 309 Seven Springs Way #304 Brentwood, TN 37027	NEW OWNER	109050b80100co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 26b 109 Kenner Avenue, Suite 201, Nashville, TN 37205. #15305		

WARRANTY D E E D

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 all of which are hereby acknowledged, Labrina W. Phillips Stevens, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Dean Dixon and Joanie Dixon, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 801 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Labrina W. Phillips, unmarried by Warranty Deed from 70 South Associates, L.L.C., a Tennessee limited liability company of record in Instrument 20041102-0131734, said Register's Office for Davidson County, Tennessee.

Labrina W. Phillips and Labrina W. Phillips Stevens are one and the same person.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

BILL GARRETT, Davidson County
Trans:T20160051032 DEEDWARR
Recvd: 06/16/16 10:06 3 pgs
Fees:18.00 Taxes:436.60
20160616-0060976

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. Restrictive Covenants of record as shown in Instrument No. 20021216-0154761, Instrument No. 20030529-0072377 and Instrument No. 20030930-0144058, said Register's Office for Davidson County, Tennessee.
3. Storm Detention Agreement of record as shown in Instrument No. 20020918-0113840, said Register's Office for Davidson County, Tennessee.
4. Easement executed by Williams Bend Townhome Corporation to Comcast of record in Instrument No. 20130517-0050031, said Register's Office for Davidson County, Tennessee.
5. Deed to Williams Bend Townhouse Corporation (HOA) of record as shown in Instrument No. 20061229-0161141, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 3535 Bell Road, Unit 801, Nashville, Tennessee 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $118,000.00.

Affiant

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

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor do covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

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

Labrina W. Phillips Stevens

Labrina W. Phillips Stevens

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Labrina W. Phillips Stevens with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of June, 2016.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017