THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JUNE, 2016. Notary Public MY COMMISSION EXPIRES: 03.02.2020 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Paige Macchione	NEW OWNER	
31 Bowling Drive Unit H		053060B14600CO
Jackson, TN 38305		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Buddy Wayne Dixon, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Paige Macchione,**

HEREINAFTER CALLED THE GRANTEE, ITS 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. 58 on the Plan of Phase 4B Waterford R10 Residential P.U.D. of record in Plat Book 7900, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Buddy Wayne Dixon by Quitclaim deed from Kimberly Kirk Dixon of record in Instrument No. 20130214-0015069 Register's Office for Davidson County, Tennessee, dated June 19, 2012 and recorded on February 14, 2013.

Dana Marie Dixon joins in the execution of this instrument to convey her interest in the property as spouse of Grantor to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1880 Merritt Street, Old Hickory, TN 37138.**

BILL GARRETT, Davidson County
Trans: T20160054479 DEEDWARR
Recvd: 06/27/16 10:03 2 pgs
Fees: 13.00 Taxes: 777.00
20160627-0065156

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 24th day of June, 2016.

Buddy Wayne Dixon

Dana Marie Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Buddy Wayne Dixon and Dana Marie Dixon,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE