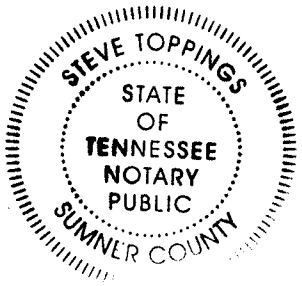
Davidson County	DEEDWARR
Recvd: 09/21/16 08:57	2 pgs
Fees:13.00 Taxes:480.63	

20160921-0099243

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Jessup E Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 2-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jessup E. Dixon	Assurance Financial Group, LLC,	108 12 0 061.00
(NAME)	(NAME)	
3252 Lakeford Drive	9029 Jefferson Hwy, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Baton Rouge, LA 70809	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($129,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Centerpointe Group, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessup E. Dixon, a married man, as his sole and seperate property**, hereinafter called the Grantees, their heirs 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. 39-A on the Plan of Zone Lot Division Lot, 39, 40, 42, 118, 119 & 120, Section 4, East Lake Subdivision of record in Plat Book 6250, page 97, amending Plat Book 5800, page 398, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Centerpointe Group, LLC by Warranty Deed from Kimberly P. Jackson dated May 31, 2016 and recorded June 3, 2016 as Instrument No. 20160603-0056376, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3252 Lakeford Drive, Nashville, TN 37214

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, has 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 19th of September, 2016.

Centerpointe Group, LLC

BY: _____ member
Lynn Self-Brown
Member Manager

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lynn Self-Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member Manager of Centerpointe Group, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member Manager, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2016.

S. ELLIOTT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public

My Commission Expires: ~~February 6, 2017~~ 9/14/2017

(SEAL)

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law. .

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018