WARRANTY DEED

BMR17-4204

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$275,000.00~~

Affiant

Subscribed and sworn to before me, this 14th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID ELLSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaqulyn Dixon	new owner (NAME)	
4204 Home Haven Dr. (ADDRESS)	(ADDRESS)	
Nashville, TN ~~37215~~ 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	058-14-0-079.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ASSURE HOME BUYERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAQULYN MARIE DIXON AND JASON DIXON, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 31 on the Plan of Section One, Gold Key Addition, of record in Plat Book 4675, Page(s) 14 and 15, 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 Willie M. Smith by Quitclaim Deed from Willie Jo Malone, of record in Instrument No. 20060109-0002804, Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on January 09, 2006.

Being the same property conveyed to Federal National Mortgage Association ("Fannie Mae") by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, of record in Instrument No. 20150612-0055974, Register's Office for Davidson County, Tennessee, dated June 11, 2015 and recorded on June 12, 2015.

Being the same property conveyed to Assure Home Buyers, LLC by Special Warranty Deed from Fannie Mae, a/k/a Federal National Mortgage Association, of record in Instrument No. 20170103-0000258, Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded on January 03, 2017.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4675, Page(s) 14 and 15, Book 4734, Page 761, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4204 Home Haven Dr., Nashville, Tennessee ~~37215~~ 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of April, 2017.

Assure Home Buyers, LLC

James Cheek Jr., Member

BILL GARRETT, Davidson County
Trans:T20170031899 DEEDWARR
Recvd: 04/17/17 14:03 2 pgs
Fees:13.00 Taxes:1020.83
20170417-0037028

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this the ~~14~~7th day of April, 2017, before me personally appeared James Cheek Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Assure Home Buyers, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of April, 2017.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959