Davidson County	DEEDWARR
Recvd: 05/08/17 14:35	3 pgs
Fees:18.00 Taxes:877.92	
20170508-0045561	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $237,275.00.

Bailey Wall
Affiant

Subscribed and sworn to before me, this 1st day of May, 2017.

Notary Public

My commission expires: 8/04/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brian Scott Rawlings and Nadia Marie Bruce	Brian Scott Rawlings and Nadia Marie Bruce	053-03-0-256.00
1403 Birdsall Street	1403 Birdsall Street	
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Donald C. Dixon and wife, and LaVonda Dixon

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brian Scott Rawlings, a married man, and Nadia Marie Bruce, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I: Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Section "B", Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 67, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract II: Land in Davidson County, Tennessee, being part of Lot No. 174 on the Plan of Section "B", Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 67, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning with an iron pin at the Northwest corner of Lot No. 174 and running thence the following courses and distances: (1) South 89 degrees 06' East 88.5 feet to an iron pin; thence (2) South 00 degrees 43' 30 feet to an iron pin; thence (3) North 89 degrees 06' West 88.5 feet to

an iron pin; thence (4) North 00 degrees 50' East 30.0 feet to an iron pin and the point of beginning, containing 0.06 acres, more or less.

Being the same property conveyed to Donald C. Dixon and wife, LaVonda G. Dixon by Warranty deed from Julia S. Oakley, a widow of record in Book 7345, page 528, Register's Office for Davidson County, Tennessee.

This is improved property known as 1403 Birdsall Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on the Plan of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of May, 2017.

Donald C. Dixon

LaVonda Dixon

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Glynn

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donald C. Dixon and LaVonda Dixon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of May, 2017.

Dianne Harvey
Notary Public
My Commission Expires: 02/09/21

DIANNE HARVEY NOTARY PUBLIC GLYNN COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 09, 2021

SolomonParks File No. 317082

SP 11/2015

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

