BILL GARRETT, Davidson County
Trans:T20170041657 DEEDWARR
Recvd: 05/16/17 13:59 2 pgs
Fees:13.00 Taxes:2543.75
20170516-0048564

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$687,500.00**

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2017.

Notary Public

My commission expires: 5/6/19

(AFFIX SEAL)

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ronnie Wilson and Britney Wilson	**NEW OWNER**	**141-00-0-070.00**
8037 Hooten Hows Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALLEN DIXON AND WIFE, JENISE DIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
RONNIE WILSON AND BRITNEY WILSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, Beginning at a point on the northerly side of the right of way of Interstate 40, being a common corner on the land of T.M. Braswell, said common point being the southeast corner of T.M. Braswell 's line adjoining the Interstate 40 right of way; thence along said boundary line of the T.M. Braswell property North 0 deg. 52' West 427.9 feet to the center of Hooten Hows Road; thence with the center of said road North 57 deg. 3' East 175.0 feet; thence South 29 deg. 0' East 516.40 feet; thence westerly following Interstate 40 right of way 398.00 feet to the point of beginning; said parcel having a total of 3 acres, according to a survey of Robert M. Dishner, dated April 10, 1973, and being part of the tract of land owned by Mrs. W. J. McPherson, widow of W. 3. McPherson.

Being the same property conveyed to ALLEN DIXON AND WIFE, JENISE DIXON, by deed from JAMES V. BRASWELL, of record in Book 11247, Page 657, dated December 3, 1998, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 8037 Hooten Hows Road, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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.

Witness my/our hand(s) this 16th day of May, 2017.

ALLEN DIXON

JENISE DIXON

State of Tennessee
County of Davidson

On this 16th day of May, 2017, before me personally appeared, **ALLEN DIXON AND WIFE, JENISE DIXON,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

