Box 14

Box 14
29741-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$50,000.00**. Alexandra Christine Radcliffe Affiant Subscribed and sworn to before me, this the 2nd day of June, 2017. Notary Public My commission expires: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170047905 DEEDWARR
Recvd: 06/06/17 10:03 2 pgs
Fees:13.00 Taxes:185.00
20170606-0056366

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexandra Christine Radcliffe	**"New Owner"**	**008-00-0-254.00**
924 Fairwin Avenue		
Nashville, TN 37216		

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,

Michael Dixon and wife, Heather Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra Christine Radcliffe, a single woman

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 the First Councilmanic District of Davidson County, Tennessee, being described as follows: BEGINNING, at an iron rod, 30 feet from the center line of Whites Creek Pike, said point located on the western right-of-way of said road, located 50.00 feet southeast (measured along the right-of-way from the Resubdivision Robert A. Jones and Adcock Property Subdivision, of record in Instrument No. 20061219-0155948, Register's Office for Davidson County, Tennessee), said beginning point being the northeast corner of this tract; thence, with the right-of-way of Whites Creek Pike and a curve to the left, Delta of 00° 56' 44" radius of 3030.00 feet, length of 50.00 feet and having a chord bearing of S 27° 47' 19" E 50.00 feet to an iron rod 30 feet from the center line of Whites Creek Pike and being a corner with Deborah A. Shepard, as of record in Instrument No. 20101229-0103300, Register's Office for Davidson County, Tennessee; thence, leaving said road with the line of Deborah A. Shepard, S 63° 00' W 191.12 feet to an iron rod with Tract Two of this survey; thence, with line of Tract Two for the next two calls S 63° 00' W 100.56 feet to an iron rod, N 85° 00' W 803.62 feet to an iron rod; thence, with a new line for the next five calls, N 34° 00' W 89.35 feet to an iron rod, N 05° 00' E 169.85 feet an iron rod, S 85° 00' E 130.27 feet to an iron rod, S 81° 53' 33" E 940.71 feet to an iron rod, N 63° 00' E 15.68 feet to the point of beginning, CONTAINING 5.01 acres, more or less, as surveyed November 21, 2012, by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee, 37075-3518.

Being the same property conveyed to Michael Dixon and wife, Heather Dixon by Deed dated 6/26/15, from Jeremy Scott Johnson, Trustee of the Johnson Farm Trust dated December 8, 2008 of record in Instrument No. 20150629-0062141, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **Subject to Department of Codes Administration Letters of record in Instrument No. 20111221-0099516 and in Instrument No. 20120308-0020263, said Register's Office for Davidson County, Tennessee.**

2) **Subject to the Easement for the flow of Racoon Branch.**

3) **Subject to the ROW of Whites Creek Pike.**

This is improved (____) Unimproved (X) property, known as **5.01 acres, 0 Whites Creek Pike, Joelton, TN 37080**

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 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 my/our hand(s) this **2nd** day of **June, 2017.**

Michael Dixon

Heather Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael Dixon and wife, Heather Dixon,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **June, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires