BILL GARRETT, Davidson County
Trans:T20170054401 DEEDWARR
Recvd: 06/26/17 10:55 2 pgs
Fees:13.00 Taxes:1332.00

20170626-0063924

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170500167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 11.25.19

TERESA GLASS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Lance James ,Joyce Woodall James, and John W. James 2319 McGavock Pike Nashville, TN 37216	Summit Funding Inc 2241 Harvard St. Ste 200 Sacramento, CA 95815	062-13-0-054.00

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

Joe W. Dixon, unmarried

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

Jonathan Lance James, A Single Man and John W. James and Joyce Woodall James, 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, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 33 on the Plan of Subdivision of Riverwood of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, and being shown as Lot 5 on the unrecorded resubdivision of said lot on a plan made by Cantrell, Connell and Greek, Engineers, March 20, 1950, as follows:

BEGINNING at a point in the northerly margin of McGavock Pike at the corners of Lots 4 and 5; thence along said Pike, North 70 degrees 09 minutes East 35 feet and North 75 degrees 57 minutes East 97.5 feet to an iron pin in Sulzbacher's southwest corner; thence along Sulzbacher's west line North 12 degrees 39 minutes West 219 feet to an iron pin in a branch; thence along the center line of the branch South 56 degrees 15 minutes West 158 feet to an iron pin at the corner of Lots 4 and 5; thence with the line between said lots southerly 170 feet to the beginning.

BEING the same property conveyed to Joe W. Dixon, unmarried, by Warranty Deed from Ruth R. Goad, a widow, dated 10/4/05 and recorded 10/11/05 in Instrument Number 20051011-0122358, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2319 McGavock Pike, Nashville, TN 37216**
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, 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 our hands this 22nd day of June, 2017.

Joe W. Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe W. Dixon the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2017.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018