(3)

BILL GARRETT, Davidson County
Trans: T20170074703 DEEDWARR
Recvd: 08/28/17 11:11 2 pgs
Fees: 13.00 Taxes: 573.50
20170828-0087986

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Casey B. Krebs	FRANKLIN AMERICAN MORTGAGE	151 10 0A 040.00CO
(NAME)	(NAME)	
7513 West Winchester Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James Andrew Dixon, Lynne Renne Dixon-Speller and Gardner Lewis Dixon, Sole Heirs at Law of Sheila Ramsey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey B. Krebs, unmarried,** 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:

The following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of Villages of Long Hunter of record in Instrument No. 20010123-0006894, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheila Ramsey, unmarried by Warranty Deed from Secretary of Housing and Urban Development of Washington, D.C., filed for record 10/22/2008 in Instrument No. 20081022-0105879, Register's Office for Davidson County Tennessee. The said Sheila Ramsey, a/k/a Sheila Mae Ramsey died intestate on July 18, 2016, with her sole heirs at law being her surviving children, the Grantors herein. See Affidavit of Heirship of record in Instrument No. 20170828-0087984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 7513 West Winchester Drive, Antioch, TN 37013
(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 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 25TH day of August, 2017.

JAMES ANDREW DIXON, LYNNE RENNE DIXON-SPELLER AND GARDNER LEWIS DIXON, SOLE HEIRS ~~AT LAW OF~~ SHEILA RAMSEY aka Sheila Mae Ramsey

Heir At Law

James Andrew Dixon
Heir at Law

Lynne Renee Dixon-Speller Heir At Law
By James Andrew Dixon Attorney In Fact

Lynne Renee Dixon-Speller
Heir at Law
By: James Andrew Dixon, Attorney in Fact

Heir at Law

Gardner Lewis Dixon
Heir at Law

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Andrew Dixon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Lynne Renee Dixon-Speller and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 25th day of August, 2017.

Notary Public: Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

State of Tennessee

County of Davidson

On this 25th day of August, 2017, before me, a Notary public in and for said County and State, personally appeared James Andrew Dixon and Gardner Lewis Dixon, individual(s) who executed the foregoing instrument and acknowledged the ~~examination~~ and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019