THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170812926** Bill Garrett Davidson County Batch# 327 DEEDWARR 09/12/2017 10:22:18 AM 2 pgs Fees: $13.00 Taxes: $1,045.25 20170912-0093224	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $282,500.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2017. Notary Public My Commission Expires: 9/[illegible]

WARRANTY DEED

Address New Owner: Kennan A. Dixon and Anna A. Dixon 2563 Lakeland Drive Nashville TN 37214	Send Tax Bills To: Wilson Bank & Trust 623 W. Main St. Lebanon, TN 37087	Tax Information: Tax Parcel ID No. 095-12-0-096.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher B. Gower, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kennan A. Dixon and wife, Anna A. Dixon,** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 and the Easterly triangular part of Lot 40 on the Plan of Lakeland of record in Plat Book 2133, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Lakeland Drive, 120 feet East of the common corner of Lots 40 and 41; thence with said Drive, Easterly 116.6 feet to a concrete monument, and continuing with said Drive Easterly 58.5 feet to another concrete monument at the beginning of a curve; thence around said curve in a Southeasterly direction 39.3 feet to a concrete monument in the West margin of Emery Drive; thence Southerly with said Drive, 126.6 feet to the common corner of Lots 38 and 39; thence along the line between said lots Westerly 140 feet to the corner of Lots 38, 39 and Lot 40; thence Northwesterly 152.01 feet to the point of beginning.

Being the same property conveyed to Christopher B. Gower, unmarried by Warranty deed from Hugh J. Kirkpatrick, married of record in Instrument No. 20080522-0052445 Register's Office for Davidson County, Tennessee, dated May 19, 2008 and recorded on May 22, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2138, Page 65, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Water Main Easement of record in Book 2147, Page 443, in the Register's Office for Davidson County, Tennessee.

Easement to Southern Bell Telephone and Telegraph Company of record in Book 1060, Page 261, in the Register's Office for Davidson County, Tennessee.

Avigation Easement and Contract of record in Book 8886, Page 424, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2563 Lakeland Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2017.

Christopher B. Gower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher B. Gower, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018