Bill Garrett Davidson County
Batch# 1607 DEEDWARR
09/18/2017 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20170918-0095013

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017. Notary Public MY COMMISSION EXPIRES: 5-15-21 (AFFIX SEAL)

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires May 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

17003108

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail Dixon and Kenneth Dixon	Primary Residential Mortgage, Inc.	
(NAME) 21 Fawn Creek Pass	(NAME) 1480 N 2200 W	122 01 0A 268.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Salt Lake City, UT 84116	
(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, **Neal Kreke, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gail Dixon and Kenneth Dixon, wife and husband,** 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:

Being all of Lot No. 43 on the plan of Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three as described in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20001011-0101044 and by boundary plat of record in Instrument Number 20000713-0069314, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Neal Kreke, unmarried by Warranty Deed dated March 28, 2008 from Kyle C. North, Trustee of the Kyle C. North Family Living Trust, with full power to sell, mortgage, transfer and convey without the joinder of any beneficiary, of record in Instrument Number 20080401-0032414, Register's Office for Davidson County, Tennessee.

Upon oath Neal Kreke warrants, covenants and certifies that the afore described real property is not his homestead as defined by Statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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.

Improved Property known as: **21 Fawn Creek Pass, Nashville, Tennessee 37214**

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 15th day of September, 2017.

Neal Kreke

STATE OF KENTUCKY
COUNTY OF Kenton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal Kreke 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 office this 15th day of September, 2017.

Commission expires:

MARY SHEANSHANG
Notary I.D. 551949
Notary Public, Kentucky State at Large
My Commission Expires March 23, 2020

Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

NMcKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

