17-0383

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 8774 **DEEDWARR**
10/05/2017 09:43:14 AM 2 pgs
Fees: $13.00 Taxes: $804.75

20171005-0102245

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson KT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Patrick Cameron	Mortgage Investors Group	96-11-186
(NAME)	(NAME)	
3221 Lakeland Drive	8320 East Walker Springs Ln, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172352

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, CHARLES N. DIXON AND VICKIE L. DIXON, HUSBAND AND WIFE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **PATRICK CAMERON, A MARRIED MAN**, 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 Lot No. 104, on the Plan of Hickory Bend, Section One, of record in Plat Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot fronts 82 feet on the southerly side of Lakeland Drive and runs 176 feet more or less, on the westerly line and 150 feet more or less, on the easterly line to the centerline of McCrory Creek, on which it measures 76 feet more or less.

Being the same property conveyed to Charles N. Dixon and Vickie L. Dixon, husband and wife, by Warranty Deed from Ruby M. Clements, an unmarried woman, dated June 27, 2007, and filed of record in Instrument No. 20070629-0078112, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3221 Lakeland Drive, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hand this 21st day of September, 2017

Charles N. Dixon

Vickie L. Dixon

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles N. Dixon and Vickie L. Dixon, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of September, 2017.

Notary Public
My Commission Expires: 3-2-2021

