Bill Garrett Davidson County
Batch# 71342 DEEDWARR
03/20/2018 12:54:05 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20180320-0026173

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114796

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2018.

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Hillary Torrence
Notary Public
My Commission Expires: 12/05/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Todd Dixon and Lori Ann Dixon 8680 Gauphin Place Nashville TN 37211	~~New Owner~~ Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	Tax Parcel ID No. 173-09-0A-455.00-CO

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, **Derek R. Williams and Branon Curry Williams, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin T. Dixon and Lori Ann Dixon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 394 on the Plan of Phase Six, Lenox Village of record in Plat at Instrument No. 20050112-0004530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Derek R. Williams, a single man, and Branon A. Curry, a single woman, by Warranty Deed from Carol Byerley, an unmarried individual, of record as Instrument No. 20160125-0007108 in the Register's Office for Davidson County, Tennessee.

The same Branon A. Curry, having since married, is now known as Branon Curry Williams.

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 2018, a lien not yet due and payable.

All matters shown on Plat recorded as Instrument No. 20050112-0004530, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument No. 20050617-0069532, Register's Office of Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20051026-0129282, in the Register's Office for Davidson County, Tennessee.

This is **improved** property located at 8680 Gauphin Place Nashville TN 37211.

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 16th day of March, 2018.

Derek R. Williams

Branon Curry Williams

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek R. Williams and Branon Curry Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2018.

Notary Public

My Commission Expires: 8-4-20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return To:
Ashworth Law Firm, PLLC
Attn: _____
237 2nd Avenue South
Franklin, TN 37064