THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
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(615) 246-2544

Bill Garrett Davidson County
Batch# 93192 DEEDWARR
05/16/2018 03:15:24 PM 4 pgs
Fees: $23.00 Taxes: $913.90
20180516-0046923

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Leon L. Kitenge 2048 Leefield Drive Antioch, Tennessee 37013	New Owner(s)	171-11-0A-541.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES R. DIXON AND WIFE, JOAN E. DIXON, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto LEON L. KITENGE, a single man, ("Grantee"), his heirs and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 2048 Leefield Drive, Antioch, Tennessee 37013. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, his heirs and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, this 1st day of May, 2018.

GRANTOR:

JAMES R. DIXON

JOAN E. DIXON

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me Amy Hankins, a Notary Public of said County and State, personally appeared JAMES R. DIXON and JOAN E. DIXON, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 7th day of May, 2018.

Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Forty-Seven Thousand and 00/100 Dollars ($247,000.00).

AFFIANT

Sworn to and subscribed before me, this 7th day of May, 2018.

Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot(s) 120, as shown on the map entitled the Plan of Cane Ridge Farms Subdivisions, Phase 3, Section 1, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James R. Dixon and wife, Joan E. Dixon, by deed from Alfred G. Henson, a married man and John M. Doyle, a married man, of record as Instrument No. 20160415-0036646, dated April 15, 2016, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Matters shown on the Plan of record in Instrument No. 20070703-0079200, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20041102-0131848 and in Instrument No. 20100522-0040558, said Register's Office.

5. Annual Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms of record in Instrument No. 20000905-0087103, said Register's Office.

6. Easements as set forth in the Declaration of Covenants, Conditions and Restrictions For Cane Ridge Farms of record in Instrument No. 20000905-0087103, said Register's Office.

7. Transmission Line Easement of record in Book 4428, Page 565, said Register's Office.

8. Agreement for Dedication of Easement for Water Mains, Access Road, Power Lines and Appurtenances of record in Book 5078, Page 476, said Register's Office.

9. Right-of-Way Easement granted to United Telephone Company of record in Instrument No. 20060607-0067535, said Register's Office.