This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 106459 **DEEDWARR**
06/19/2018 12:11:48 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180619-0058931

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $335,000.00.

Affiant

Subscribed and sworn before me this the 14th day of June, 2018.

Notary Public
My commission expires: 8-4-20

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4 2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniele A. Mora 1509 Celebration Way Nashville, TN 37211	New Owner	172-08-0B 101.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, L. RICHARD DIXON AND MARTHA C. DIXON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIELE A. MORA AND GERALDINE A. MORA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Bridle Downs Subdivision, formerly known as Forest Acres, Section III, Phase I, of record in Book 6900, page 702, Register's Office for said County.

Being the same property conveyed to L. Richard Dixon and wife, Martha C. Dixon, by deed from DLD Construction, a sole proprietorship, dated 05/18/1989, of record in Book 7850, page 756, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1509 Celebration Way, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 14th day of June, 2018.

L. Richard Dixon

Martha C. Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, L. Richard Dixon and Martha C. Dixon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2018.

My commission expires: 9-10-2018

Notary Public

