Box14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 121366 DEEDWARR
07/27/2018 09:29:34 AM 2 pgs
Fees: $13.00 Taxes: $731.71

20180727-0073300

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$197,760.00.**

Nicole Marie Thrift
Affiant

Subscribed and sworn to before me, this the 26th day of July, 2018.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicole Marie Thrift	**F&M Bank**	**Map 128-13-0-A Parcel 336-00co**
336 Westfield Drive	**50 Franklin Street**	
Nashville, TN 37215	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lynn Allen Dixon, a married man, James Edward Dixon, Jr., a married man, Nila Gale Perry, an unmarried woman, and Jody Dean Dixon, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Marie Thrift, single woman

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 336 of Westfield (formerly The Hamlet) Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110, and further amended in Book 6801, Page 962,Book 6831, Page 982, Book 7271, Page 256, and Book 9608, Page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums, for placement of Units, as shown on Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Evelyn Dixon by Deed dated July 24, 2002 from John Denny Smitherman and wife, Ramona C. Smitherman, of record in Instrument No. 20020729-0090518, Register's Office for Davidson County, Tennessee, and further conveyed to Evelyn Dixon and Gale Perry, specifically as Joint Tenants with the Right of Survivorship and not as Tenants in Common by Quitclaim Deed dated August 29, 2002 from Evelyn Dixon and Larry D. Craig, Trustee of record in Instrument No. 20020904-0106960 and further conveyed to Evelyn Dixon by Quitclaim Deed dated October 23, 2007 from Gale Perry of record in Instrument No. 20071025-0126072 and further conveyed to Lynn Allen Dixon, James Edward Dixon, Jr., Nila Gale Perry, and Jody Dean Dixon by Quitclaim Deed dated March 14, 2011, from Evelyn Dixon aka Evelyn G. Dixon, of record in Instrument No. 20110314-0020052, Register's Office of Davidson County, Tennessee.

Carol Jenise Dixon, spouse of the above named Lynn Allen Dixon, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption. The property conveyed herein is not the place of residence of the the remaining Grantors or their spouses.

Conveyance of the above described is subject to the following: 1) The Plan of record as set forth on Exhibit "D" to the Amendment to the Master Deed in Book 6801, Page 982, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed for Westfield (formerly The Hamlet) Condominiums, of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, and further amended in Book 6831, Page 982, Book 7271, Page 256, and Book 9608, Page 719, Register's Office for Davidson County, Tennessee. By-Laws appended thereto. 3) Charter of The Westfield (formerly The Hamlet) Condominiums Homeowners' Association of record in Book 6746, Page 677, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Boundary Plat of record in Book 6250, Page 748, Register's Office of Davidson County, Tennessee. 5) Easement for Right of Way of record in Book 4851, Page 918,Register's Office of Davidson County, Tennessee. 6) Easement for Sewer Line of record in Book 6551, Page 981,Register's Office of Davidson County, Tennessee. 7) Restrictive Covenants contained in instrument of record in Book 6551, Page 988, Register's Office for Davidson County, Tennessee. 8) Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694,Register's Office of Davidson County, Tennessee. 9) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20151130-0120253, Register's Office of Davidson County, Tennessee. 10) Taxes for the current year prorated and assumed by Grantee.

This is improved (__X__) Unimproved (____) property, known as **336 Westfield Drive, Nashville, TN 37215**

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 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 my/our hand(s) this **26th** day of **July, 2018.**

Lynn Allen Dixon

Carol Jenise Dixon

Nila Gale Perry

James Edward Dixon, Jr.

Jody Dean Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lynn Allen Dixon, Carol Jenise Dixon, James Edward Dixon, Jr., Nila Gale Perry, and Jody Dean Dixon,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **July, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21