Karen Y Johnson Davidson County
Batch# 140502 DEEDWARR
09/13/2018 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20180913-0090879

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 820,000.00.

Anne Marie Rigel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 2018

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eileen Dixon	NEW OWNER	
4111-A Lone Oak Road		131-03-1Z-001.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Shane Hastings Family LP #5**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eileen McCallum Dixon as Trustee of the Eileen McCallum Dixon Revocable Trust dated March 23, 2017**

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 Unit A, together with a percentage interest in common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 4111 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170329-0030626, and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Kenneth J. Yanicky and wife, Andrea E. Yanicky by Warranty Deed from Adam G. Cranford, married of record in Instrument No. 20070904-0105325, Register's Office for Davidson County, Tennessee, dated August 29, 2007 and recorded on September 4, 2007. (Value or consideration as shown in aforementioned deed $375,000.00.)

Being a portion of the same property conveyed to Shane Hastings Family LP #5 by Warranty Deed from Kenneth J. Yanicky and wife, Andrea E. Yanicky of record in Instrument No. 20160909-0095018, Register's Office for Davidson County, Tennessee, dated September 06, 2016 and recorded on September 09, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4111-A Lone Oak Road, 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, their heirs and assigns forever; and we do covenant with 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 hand this the 4th day of September, 2018.

Shane Hastings Family LP #5

BY: Shane Hastings, Inc.
ITS: General Partner

Denny S. Hastings, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Denny S. Hastings, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Shane Hastings, Inc., General Partner of the maker, **Shane Hastings Family LP #5**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 4th day of September, 2018.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

