WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148483 **DEEDWARR**
10/03/2018 10:21:38 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20181003-0098093

2018-1232

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.190,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of September, 2018.

(Affix Seal) Notary Public
My Commission Expires: 11/29/2020

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anthony Thomas, Sr. 3548 Country Way Antioch, TN 37013	Interlink Mortgage Services, LLC 10613 W.San Houston Okwy N. Ste 200 Houston, TX 77064	150.08-0-085.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Meela Dixon, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Anthony Thomas, Sr., an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 475 on the Plan of Towne Village of The Country, Section 5 of record in Plat Book 6250, page 783 and 784, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Meela Dixon from Federal Home Loan Mortgage Corporation by Special Warranty Deed dated March 4, 2013 and recorded May 7, 2013 in Instrument 201305070045897, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3548 Country Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 28th day of September, 2018

Meela Dixon

State of Tennessee
County of Williamson

Personally appeared before me, Jacqueline G Brown a Notary Public in and for said County and State, the within named Meela Dixon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of September, 2018.

Notary Public,
My Commission Expires: 11-5-18

