Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this ___ day of _____ 2013.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Corey S. Dixon	United Wholesale Mortgage	
034-04-0-009.00 & -016.00		
2300 and 2304 East Hill Drive	585 South Blvd E	
Madison, TN 37115 Pontiac, MI 48341		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James E. Brown and wife Joy Brown,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Corey S. Dixon,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to-wit:

Being Lot(s) No. 23 and No. 24 on the Plan of North Hill Estates - Section 3, which of record in Book 3842, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Brown and wife, Joy H. Brown by Warranty Deed from T. Delores Buttrey dated July 15, 1981 of record in Book 5772, page 121, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2300 and 2304 East Hill Drive, Madison, TN 37115

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Y Johnson Davidson County
Batch# 149791 **DEEDWARR**
10/08/2018 10:34:16 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181008-0099529

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 October, 2018.

James E Brown by Brian Hurst his attorney in fact
James E. Brown by Brian Hurst his Attorney in fact

Joy Brown by Brian Hurst her attorney in fact
Joy Brown by Brian Hurst her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

before me personally appeared, Brian Hurst, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James E. Brown and Joy Brown, and who acknowledged that he executed the same as the free act and deed of James E. Brown and Joy Brown

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of October, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2018085962

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD