STATE OF Tennessee
COUNTY OF Sumner

Karen Y Johnson Davidson County
Batch# 150630 **DEEDWARR**
10/11/2018 08:33:17 AM 2 pgs
Fees: $13.00 Taxes: $1,182.89

20181011-0100698

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 18-3349

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Keenan A. Dixon and Anna Gromakov Dixon (NAME)	Wilson Bank & Trust (NAME)	084-04-0-043
2900 Windemere Cir. ~~3141 McGavock Pike~~ (STREET ADDRESS)	105 North Castle Heights Avenue (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Samuel J. Wall and Josephine W. Wall, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keenan A. Dixon and Anna Gromakov Dixon, husband and wife**, 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 Lot No. 240 on the plan of Lincoya Hills, Section VIII, as shown by plat of record in Book 2331, Page 119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Samuel J. Wall and Josephine W. Wall, husband and wife by Deed dated May 25, 1973 from Folk-Jordon Company, Inc., a Tennessee corporation, recorded June 4, 1973, in Book 4713, Page 940, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 2540, page 55, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 2331, page 119, Register's Office for Davidson County, Tennessee.

The 2018taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3141 McGavock Pike, Nashville, TN 37214.

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. Whenever 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 2nd day of October, 2018.

Samuel J. Wall

Josephine W. Wall

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of October, 2018, before me personally appeared Samuel J. Wall and Josephine W. Wall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 2nd day of October, 2018.

Notary Signature
My commission expires: 6/20/21

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066