Karen Y Johnson Davidson County
Batch# 179302 DEEDWARR
12/31/2018 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20181231-0126569

REGISTER'S USE ONLY:

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $490,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF Dec, 2018.

SEAL

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

NOTARY PUBLIC
COMMISSION EXPIRES: 1/17/21

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	NEW OWNER:
Foundation Title & Escrow 277 Mallory Station Rd., Suite 102 Franklin, TN 37067	Kevin Barnett 315 Lakeview Drive Mt. Juliet, TN 37122	Kevin Barnett 315 Lakeview Drive Mt. Juliet, TN 37122

GENERAL WARRANTY DEED

This indenture is made and entered into this 27th day of December, 2018 between ADAM D. DIXON (hereinafter referred to as "GRANTOR") and KEVIN BARNETT (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being a portion of the C. E. Hooper property of record in Deed Book 4484, Page 13, Register's Office for Davidson County, Tennessee, and being 345.94 feet east of the intersection of Donelson Pike and Allen Road, described as follows:

Said Parcel of Land fronts 100.00 feet on the northerly margin of Allen Road and extends back between, parallel lines 200.00 feet to a dead line in the rear on which it measures 100.00 feet thereon.

Being the same property conveyed to Adam D. Dixon, a married man by Warranty Deed from C. Stephen Williams dated August 5, 2013 and recorded August 6, 2013, in Instrument Number 20130806-0082453, in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 096 13 0 183.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 936 Allen Road, Nashville, TN 37214. In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, his heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Register's Office for Davidson County, Tennessee.

And, Grantor does warrant, and hereby binds his successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, his heirs and assigns.

In Witness Whereof, Grantor has set his hand(s) the date first above-written.

ADAM D. DIXON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared ADAM D. DIXON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27th day of December, 2018.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:_____



I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019