Karen Johnson Davidson County
Batch# 206537 DEEDWARRSP
03/15/2019 03:41:26 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20190315-0024055

This Instrument Prepared By:

Baker Donelson Bearman Caldwell & Berkowitz, P.C.
211 Commerce, Suite 800
Nashville, TN 37201
Attn: John A. Gupton III

Special Warranty Deed

Address New Owner as Follows:	Send Tax Bills To
Keenan A. Dixon 214 Emery Drive Nashville, TN 37214	WILSON BANK & TRUST 623 WEST MAIN STREET LEBANON, TN 37088
Map & Parcel No.: 095-12-0-073.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **SUSAN SEALY AND HUSBAND, GUY KEITH SEALY** ("Grantor"), have bargained and sold and do hereby transfer and convey unto **KEENAN A. DIXON AND ANNA A. DIXON, HUSBAND AND WIFE**, ("Grantee"), their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property located at 214 Emery Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that have a good right to sell and convey the same.

AND Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of March, 2019.

SUSAN SEALY

GUY KEITH SEALY

STATE OF TEXAS

COUNTY OF HAYS

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **SUSAN SEALY,** the within named 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 4th day of March, 2019.

REGENA LEIGH LOWRY
My Notary ID # 2247955
Expires September 26, 2022

Notary Public

My Commission Expires:

STATE OF TEXAS

COUNTY OF HAYS

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **GUY KEITH SEALY**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 4th day of March, 2019.

REGENA LEIGH LOWRY
My Notary ID # 2247955
Expires September 26, 2022

Notary Public

My Commission Expires:

4843-3577-8185
2947624-000001

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

AFFIANT

Subscribed and sworn to before me this 6TH day of March, 2019.

NOTARY PUBLIC

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

4843-3577-8185
2947624-000001

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Lakeland, of record as Book 2133, Page 15, 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 SUSAN SEALY AND HUSBAND, GUY KEITH SEALY, by deed from PETER JOHN DORSEY and DEBORAH ANN DORSEY SMITH, of record as Instrument No. 20030821-0121179, dated July 31, 2003, said Register's Office.

Exhibit B

Encumbrances

1. Taxes for the year 2019 and subsequent years; a lien, not yet due and payable.

2. Matters shown on the Plan of record as Plat Book 2133, page 15, said Register's Office.

3. General Permit granted to Southern Bell Telephone and Telegraph Company of record as Book 1060, page 261, said Register's Office.