This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $600,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of June, 2019.

Notary Public
My commission expires: 10/11/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 238952 DEEDWARR
06/05/2019 10:29:42 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20190605-0053717

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John B. Griffith	Guaranteed Rate, Inc.	129-12-0 037.00
951 Percy Warner Blvd	3940 N. Ravenswood Ave.	
Nashville, TN 37205	Chicago, IL 60613	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHADWICK B. DIXON AND WIFE, JENNIFER D. DIXON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN B. GRIFFITH AND ALICE G. GRIFFITH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Warner Park Valley, Section I, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chadwick B. Dixon and wife, Jennifer D. Dixon, by deed from Thomas Patrick Lynch and wife, Lindsey U. Lynch, dated 11/19/2014, of record in Instrument No. 20141120-0107092, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 951 Percy Warner Blvd, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CBD
GLD

Witness my hand this the 3rd day of June, 2019.

Chadwick B. Dixon

Jennifer D. Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chadwick B. Dixon and Jennifer D. Dixon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2019.

My commission expires:

9-6-22

Notary Public

