Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520625

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $224,900.00.

Affiant

Subscribed and sworn to before me, this6th day of June, 2019.

Notary Public
My Commission Expires: 9/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 240250 **DEEDWARR**
06/07/2019 10:09:08 AM 2 pgs
Fees: $13.00 Taxes: $832.13

20190607-0054639

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelli Rehfield 3000 Hillsboro Pike, Apartment 101 Nashville TN 37215	Ascend Federal Credit Union PO Box 1210 Tullahoma, TN 37388	Tax Parcel ID No. 117-03-0A-101.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy D. Dixon and Edward B. Dixon, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kelli Rehfield, unmarried woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A101 , on the Horizontal Property Regime for Versailles Apartments, as recorded in the Master Deed of record in Book 516 8 , page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719 and as shown on the plan of record in Book 5050, page 80 as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to AMY D. DIXON and EDWARD B. DIXON, by deed from HE ZHU, of record in Instrument No. 20180102-0000267, dated December 27, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-03-0A-101.00 CO.

Master Deed of record in Book 5169, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719 , said Register's Office.

Matters shown on the Plan of record in Book 5050, page 80 as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153,, said Register's Office.

Grant of Easement of record in Instrument No. 20171127-0120858, said Register's Office.

This is improved property located at 3000 Hillsboro Pike, Apartment 101 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2019.

Amy D. Dixon
by Edward B. Dixon
Attorney in Fact

Amy D. Dixon

Edward B. Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward B. Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Amy D. Dixon and that he is authorized by Amy D. Dixon to execute this instrument on her behalf.

Witness my hand, at office, this 6th day of June, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022