Karen Johnson Davidson County
Batch# 277908 DEEDWARR
08/30/2019 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20190830-0087653

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 7/19/2022
File No. 19-6248

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Dixon (NAME)	New Owner (NAME)	103-14-A-13 CO
4500 post Road, B-13 (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville TN 37205 (CITY) (STATE) (ZIP)	" " (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, **Sam B. Crockett, Jr., Trustee of The Margaret S. Crockett Revocable Living Trust dated July 18, 2000**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Dixon, unmarried**, 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:

Unit No. B-13 in a Horizontal Property Regime located on the Plat of The Hillwood of record in Book 5200, Page 43, Amended in Book 6250, Page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to The Margaret S. Crockett Revocable Living Trust by Quitclaim Deed dated July 18, 2000 from Margaret Stephens Crockett, a widow, recorded July 24, 2000, in Instrument Number 20000724-0073076, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 43, Revised in Plat Book 6250, Page 503, Register's Office for Davidson County, Tennessee.

2. Subject to Memorandum of Trust in Instrument Number 20000724-0073074, Register's Office for Davidson County, Tennessee.

3. Subject to Master Deed/Amendments in Book 5280, Page 464, Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155, Book 7702, Page 606, Book 7822, Page 263, Instrument Number 20081125-0115372, Instrument Number 20130326-0029697, Register's Office for Davidson County, Tennessee.

4. Subject to Charter of HOA in Book 5286, Page 122, Register's Office for Davidson County, Tennessee.

5. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes 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 4500 Post Road, B-13, 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 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 30th day of August, 2019.

The Margaret S. Crockett Revocable Living Trust dated July 18, 2000

By: _____
Sam B. Crockett, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of August, 2019, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within Sam B. Crockett, Jr., Trustee of the The Margaret S. Crockett Revocable Living Trust dated July 18, 2000, with whom I am personally acquainted, and who acknowledged that Sam B. Crockett, Jr. executed the within instrument for the purposes therein contained and who further acknowledged that within Sam B. Crockett, Jr., is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.
Witness my hand, at office, this 30th day of August, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY