THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
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Goodlettsville, Tennessee 37072
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Karen Johnson Davidson County
Batch# 290801 DEEDWARR
09/25/2019 09:41:06 AM 4 pgs
Fees: $23.00 Taxes: $444.00
20190925-0097335

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Reba Julie Squaibro 1217 Sussex Court Nashville, TN 37207	New Owner(s)	041-11-0-067.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE SOLID ROCK PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto REBA JULIE SQUAIBRO, a single woman and resident of the State of Tennessee, ("Grantee"), her heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1217 Sussex Court, Nashville, Tennessee 37207. The Subject Property is conveyed to Grantee subject to (i) taxes and assessments which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all applicable governmental and zoning regulations, (viii) matter which may reveled by a survey, and (ix) all rights and interests of parties in possession as tenants only.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, its successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to the Subject Property to Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 24th day of September, 2019.

GRANTOR:

THE SOLID ROCK PROPERTIES, LLC

By: The Dixon Family Living Trust, U/A
dated December 15, 2016, Sole Member

By: _____
James Dixon, Co-Trustee
(with authority to act solely)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared James Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of The Dixon Family Living Trust, U/A dated December 15, 2016, Sole Member (or other officer authorized to execute the instrument) of THE SOLID ROCK PROEPRTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Co-Trustee of the Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Co-Trustee of the Sole Member.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 24 day of September, 2019.

_____
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00).

Reba Julie Squires
AFFIANT

Sworn to and subscribed before me, this 24th day of September, 2019.

Amy Hankins
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 336 on the Plan of Bellshire Estates, Section A, of record in Book 2331, page 115, Register's Office for said County.

SAID Lot is described as follows: Beginning at a point in the easterly margin of Sussex Drive, the common corner of Lots 336 and 334; thence with the line between said lots, easterly 193.1 feet to a point; thence northwardly 199.5 feet to a point in the southerly margin of Sussex Court; thence with the margin of same, westwardly 203 feet to a point, the beginning of a curve; thence southwestwardly around said curve with a radius of 25 feet, 39.3 feet to a point in the easterly margin of Sussex Drive; thence with the margin of the same, southwardly 180 feet to the beginning.

BEING the same property conveyed to THE SOLID ROCK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DONALD E. FERGUSON AND CASSANDRA FERGUSON, HUSBAND AND WIFE, of record as Instrument No. 20180412-0034379, dated April 10, 2018, said Register's Office.