RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115600

WARRANTY DEED

Karen Johnson Davidson County
Batch# 636827 DEEDWARR
05/14/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,370.85
20210514-0065546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,500.00.

Katherine Allen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2021.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Andrew Gibbs and wife, Rachel Leann Gibbs 214 Emery Drive Nashville, TN, 37214	Same address as new owner	095-12-0-073.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Thousand Five Hundred and 00/100 Dollars ($370,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEENAN A. DIXON AND WIFE, ANNA A. DIXON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **RYAN ANDREW GIBBS AND RACHEL LEANN GIBBS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Lakeland, of record in Book 2133, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keenan A. Dixon and Anna A. Dixon, husband and wife, from Susan Sealy and husband, Guy Keith Sealy by Special Warranty Deed dated March 4, 2019 and recorded March 15, 2019 in Instrument #20190315-0024055, said Register's Office.

The address of the herein described property is believed to be 214 Emery Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of May, 2021.

KEENAN A. DIXON

Anna A Dixon

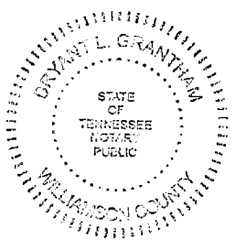
ANNA A. DIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Keenan A. Dixon and wife, Anna A. Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of May, 2021.

Notary Public



Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021

True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022