BOX 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,000.00**

Jo Ann Reid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF SEPTEMBER, 2001**.

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Lee Reid c/o Jo Ann Reid	OWNER	**Map 119-13, Parcel 300**
(NAME) **2921 Simmons Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **PHILIP O. DILLINGHAM AND WIFE, CONNIE E. DILLINGHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD LEE REID AND WIFE, JIMMIE LEE REID**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 of Block G on the Map of Woodbine Courts, Part Two, not of record and described according to a copy of the survey thereof made by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the west margin of Simmons Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said lots westerly 150 feet to the easterly line of the Tanksley Subdivision; thence with the line between Lot No. 1 and the Tanksley subdivision, southerly 109 feet to the north margin of East Timmons avenue; thence with the margin of the same easterly 98.9 feet to a concrete monument set at the beginning of a curve; thence around said curve in a northerly and easterly direction 79.6 feet to the west margin of Simmons Avenue; thence with the margin of the same northerly 57.9 feet tot he point of beginning

Being the same property conveyed to Philip O. Dillingham and wife, Connie E. Dillingham by deed of record in Book 8057, Page 61, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 09/28/01 13:40 2pgs
Fees:13.00 Taxes:436.60
20010928-0105108

unimproved ☐

This is improved ☒ property, known as **2921 Simmons Avenue, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness **my/our hand(s)** this **27th day of September, 2001**.

Philip O. Dillingham

Connie E. Dillingham

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Philip O. Dillingham and wife, Connie E. Dillingham the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of September, 2001.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission expires:
1-29-05

Notary Public