WARRANTY DEED

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Laconya L Vader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates,
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0429		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Y. Primm	Same	176-05-0-A-054.00CO
(NAME)	(NAME)	
716 Sunnyvale Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Billy D. Dillard and Colleen Hinkle Dillard, husband and wife, as tenants by the entirety, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Y. Primm, 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:

Being Lot 71, Hickory Woods Estates, Section "C", as recorded in Book 6900, Pages 884-887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy D. Dillard and Colleen Hinkle Dillard, husband and wife, as tenants by the entirety by Warranty Deed form Holigan Family Investments, Inc. of record in Book 10194, Page 205, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

* Married

unimproved ☐

This is improved ☒ property, known as 716 Sunnyvale Court, Antioch, TN 37013
(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 our hands this 15th day of March, 2002.

Billy D. Dillard

Colleen Hinkle Dillard

Davidson County DEEDWARR
Recvd: 04/03/02 13:28 2pgs
Fees:13.00 Taxes:571.65

20020403-0040523

STATE OF Texas
COUNTY OF FORT BEND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy D. Dillard and Colleen Hinkle Dillard, husband and wife, as tenants by the entirety 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 _____, TX Tennessee this 15th day of March, 2002.

Commission expires:

MONICQUE J[illegible]
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 01-[illegible]

Notary Public

RETURN TO:

Jack Case Wilson Title Associates
4698 Lebanon Road
Hermitage, Tennessee 37076