Davidson County DEEDWARR
Recvd: 02/24/05 10:04 2 pgs
Fees:13.00 Taxes:1221.00
20050224-0020337

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
The Jewel Dean Co., LLC	The Jewel Dean Co., LLC	104-16-0
2000 Sweetbriar Avenue	P.O. Box 120423	GROUP
Nashville, Tennessee 37212	Nashville, TN 37212	PARCEL 248.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Three Hundred Thirty Thousand Dollars and Zero Cents ($330,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William E. Dillon and wife, Pamela P. Dillon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Jewel Dean Co., LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 2, the easterly 5.0 feet of Lot Number 3 and all of Lots Numbers 27-H and 27-I on the Plan of Re-Subdivision of T. W. Crutcher and Co.'s Subdivision of the Hostettler property, as of record in Book 843, page 71, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the northerly margin of Sweetbriar Avenue at a point 5.0 feet west of the corner of Lots Numbers 2 and 3; thence with the said Avenue eastwardly 65.0 feet to the westerly margin of an alley; thence with said alley northwardly 255 feet 6 inches; thence westwardly 112.0 feet to the corner of Lots Number 27-G and 27-H; thence with the line between said two lots southwardly 78 feet, 7 inches to the common corner of Lots Numbers 3, 4, 27-G and 27-H; thence with said line between Lots Numbers 3 and 27-H eastwardly 55.0 feet; thence southwardly 175.0 feet to the beginning.

BEING the same property conveyed to William E. Dillon and wife, Pamela P. Dillon by deed dated August 31, 1998, from Betty Sue Robinson, Anne Robinson Dale, Thomas D. Robinson, James F. Robinson and Mary Robinson Dent, devisees under the Will of Bertie DePriest Robinson, deceased, of record in Book 11097, page 849, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 2000 Sweetbriar Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and we do covenant with the said

Grantee 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 Grantee, its successors 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 22nd day of February, 2005.

William E. Dillon

Pamela P. Dillon

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named William E. Dillon and Pamela P. Dillon, the bargainors, 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 official seal at Nashville, Tennessee this 22nd day of February, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee