# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 15:15 2 pgs
Fees:13.00 Taxes:1805.60

20060601-0064650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,000.00

Kathy Dillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF MAY, 2006.

Christine Kirkland
Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

CHRISTINE KIRKLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. Exp. 8/9/09

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kathy Dillard and Mike Dillard | New Owner | |
| (NAME) | (NAME) | Part of 118-13-142 |
| 960 Caldwell Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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, **BIG PISTOLS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY DILLARD, UNMARRIED AND MIKE DILLARD, MARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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 Unit A of Cantrell Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cantrell Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060601-0064649, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cantrell Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20060601-0064649, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Big Pistols Properties, a Tennessee general partner ship by deed from Mona R. McNutt and Karen Collier, Trustees for Glendale United Methodist Church, of record as Instrument No. 20050830-0103642, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 960 Caldwell Lane, Nashville, TN 37204

(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 hand this 30th day of May, 2006.

Big Pistols Properties

By: Jeff D. Gaw
Jeff D. Gaw, Partner

~~Attest:~~ L. Edward Gaw
L. Edward Gaw, Jr., Partner

By: Jeff Gaw
Jeff Gaw, Attorney in fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFF D. GAW**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 30th day of May, 2006.

Christine L. Lind
Notary Public

CHRISTINE L. LIND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. Exp. 8/9/09

My Commission Expires: 8.9.09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFF GAW,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for L. Edward Gaw, Jr., Partner**, and is authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 30th day of May, 2006.

Christine L. Lind
Notary Public

CHRISTINE L. LIND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. Exp. 8/9/09

My Commission Expires: 8.9.09