WARRANTY DEED

File Number: 70601

Davidson County DEEDWARR
Recvd: 09/12/08 10:24 2 pgs
Fees:13.00 Taxes:254.93

20080912-0093499

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie F. Towater	Jamie F. Towater	094-01-0-321.00
(NAME) 703 South 14th St.	(NAME) 703 South 14th St.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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, ~~Estate of Carmen R. Dillard and By~~ Kenneth Dillard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie F. Towater, 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:

703 South 14th Street , Nashville, TN 37206 **Map 094-01-0 Parcel 321.00**

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Shelby Village No. Two, of record in Book 1835, page 48, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carmen R. Dillard, unmarried, by Warranty Deed from Tia N. Fitzpatrick, married, and husband Glen Young, of record on May 2, 2003, in Instrument No. 20030502-0058711, Register's Office for Davidson County, Tennessee. The said Carmen R. Dillard having since died on May 2, 2008 of record in the Office of Vital Records for Nashville & Davidson County, Tennessee.

Being the same property inherited by Kenneth Dillard, pursuant to the Affidavit of Heirship filed of record on July 1, 2008, in Instrument No. 20080701-0067711, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 703 South 14th St., Nashville, TN 37206

(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 29th day of August, 2008.

[redacted] Dillard

By: Kenneth Dillard, [redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kenneth Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be [redacted] the within named bargainor,, and that he/she as such Heir at law , being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2008.

Notary Public
My Commission Expires: 3/11

OFFICIAL SEAL
JO ANN L THRUN
Notary Public - State of Illinois
My Commission Expires Mar 9, 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212