| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Sara Shea Davis | | Map/Parcel - |
| 1033 Edwin Warner Drive | NEW OWNER | 12908003200 |
| Nashville, TN 37205 | | |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **William W. Dillon, Jr., a single person** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Sara Shea Davis, a single woman** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot 31, SECTION 1, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Pages 12-14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to William W. Dillon, Jr., a single person by Warranty Deed from Gary J. Hill and wife, Clara Z. Hill, recorded on the 1st day of June, 2007 in Instrument No. 20070601-0065416, in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12-14, said Register's Office.

This is improved property commonly known as: 1033 Edwin Warner Drive, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20110034217 DEEDWARR
Recvd: 06/08/11 09:39 2 pgs
Fees:13.00 Taxes:851.00

20110608-0043795

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $230,000.00**

**Affiant**

**Subscribed and sworn to before me this 6th day of June, 2011**

**My Commission Expires:** _____

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

**Notary Public**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6 day of June, 2011.

William W. Dillon, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2011, before me personally appeared William W. Dillon, Jr., to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012