WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/12 15:40 3 pgs
Fees:18.00 Taxes:240.50
20120210-0012216

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00.

Courtney Faighes
Affiant

Subscribed and sworn to me on February 10, 2012.

NOTARY PUBLIC

My Commission Expires: 4/9/2014

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Courtney Faighes 419 Wanda Drive Nashville, TN 37214	SAME	095-11-0 091.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Philip Dillingham, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Courtney Faighes, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Cloverdale, of record in Plat Book 2133, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Dillingham, married, by Warranty Deed from James M. Brees, unmarried, of record as Instrument No. 20111229-0101642, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Subject to all matters appearing on the Plan of Cloverdale of record in Plat Book 2133, page 9, Register's Office for Davidson County, Tennessee; and
4. Restrictions of record in Book 2094, page 87, said Register's Office.

This property is also known as improved property located at 419 Wanda Drive, Nashville, TN 37214.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on February 10, 2012.

Philip Dillingham

Connie Eaton Dillingham

Connie Eaton Dillingham, wife of Philip Dillingham, joins in this conveyance for purposes of transferring any and all marital interest she may have in the above described property

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 10, 2012, before me personally appeared Philip Dillingham and Connie Eaton Dillingham, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 10, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014



Certificate of Authenticity

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY