WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2012. Heather Lee Notary Public MY COMMISSION EXPIRES: 8-20-13 (AFFIX SEAL)

Heather Lee
State of Tennessee Notary Public
Rutherford Co.

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

12001742

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon H. Davis and Amy J. Davis	Jon H. Davis and Amy J. Davis	
(NAME) 1550 Hudson Road	(NAME) 1550 Hudson Road	063 00 0 192.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, **James William Dillard and his wife, Marcie Ann Richards Dillard,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon H. Davis and Amy J. Davis, husband and wife,** 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:

Being all of Lot No. 3 on the plan of Final Plat, Dillard Property of record in Instrument Number 20010807-0084707, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to James William Dillard and his wife, Marcie Ann Richards Dillard by Deed dated April 16, 1984 from Margaret Marie Piercey Dillard, a widowed person, of record in Book 6271, Page 840 and Deed dated June 29, 1983 of record in Book 6084, Page 884, Register's Office for Davidson County, Tennessee. Further reference made by Quitclaim Deed of record in Book 6272, Page 222, said Register's Office.

Upon oath James William Dillard warrants, covenants and certifies that he/she is one and the same as James Dillard and James W. Dillard.

Upon oath Marcie Ann Richards Dillard warrants, covenants and certifies that he/she is one and the same as Marcie Dillard, Marcie A. Dillard and Marcie Ann Dillard.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **1550 Hudson Road, Madison, Tennessee 37115**

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.

BILL GARRETT, Davidson County
Trans:T20120087305 DEEDWARR
Recvd: 11/15/12 11:34 2 pgs
Fees:13.00 Taxes:518.00
20121115-0105355

Witness our hands this 5th day of November, 2012.

James William Dillard

Marcie Ann Richards Dillard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James William Dillard and Marcie Ann Richards Dillard, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2012.

Commission expires: 8-20-13



Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 317
SMYRNA, TN 37167