File Bx 24 B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120088564 DEEDWARR
Recvd: 11/20/12 08:52 2 pgs
Fees:13.00 Taxes:282.13
20121120-0106803

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.

(AFFIX SEAL)

ANN B. LUDELL STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
, 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Kennedy	NEW OWNER	13307017500
(NAME)	(NAME)	
401 Tinnan Avenue		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	,	
(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, **Carla Ray Dillard, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Kennedy, a single person**, 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 Lot No. 88 on the plan of Glencoe Acres of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William H. Dillard and wife, Dortha G. Dillard by deed from Lewis E. Gains and Joe Gaines of record in Book 2293, page 67, Register's Office for Davidson County, Tennessee. William H. Dillard and wife, Dortha G. Dillard conveyed to Ramon E. Womack, Trustee who conveyed to Dortha G. Dillard by Quitclaim Deed of record in Book 5014, page 714, said Register's Office. William Harley Dillard died on January 18, 1984, survived by Dortha G Dillard. Dortha G. Dillard died on March 2, 2007, her estate was admitted to probate in the Seventh Circuit Court for Davidson County Tennessee, Probate Division, Docket No. 07P-515, leaving the property to her three surviving children. Nancy Dillard Murdock and Susan Gay Dillard Quitclaimed all of their interest to their brother, William Albert Dillard of record in Instr. No. 20070608-0068810, said Register's Office.

William Albert Dillard having died on October 28, 2012, intestate. An Affidavit of Heirship being executed to vest property in his only surviving Heir-at-Law, his daughter, Carla Ray Dillard, of record in Instr. No. _____ 20121120-0106802, said Register's Office.

This conveyance is subject to 2012 taxes, paid, prorated and assumed by the Grantee; all matters set out on the plan of record in Book 1835, pages 136, 137 and 138, said Register's Office. Subject to the rights and claims of parties in possession.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 3363 Mimosa Drive, Nashville, TN 37211

(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 16th day of November, 2012.

Carla Ray Dillard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me the undersigned Notary Public in and for the aforesaid State and County, Carla Ray Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainor, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of November, 2012.

Commission expires: October 5, 2015

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Ann B. Waddell, Notary Public