THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030076**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Dianne L. Dubbs Affiant Subscribed and sworn to before me, this 2nd day of April, 2013 Notary Public My Commission Expires: 10/18/14

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Spring Miller 0 54th Ave & 313 54Th Ave N Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09114022600 09114024200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Arch Dillingham** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Spring Miller and husband, Edwin Rodriguez-Montenegro**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel 1: Land situated in the Eighth Civil District of Davidson County, Tennessee, beginning on the Westerly margin of Richland Avenue at Walp's Northeast corner and running thence with the Westerly margin of said avenue North 14 3/4 deg. West 100 feet; thence about South 75 deg. West 775 feet to the center of Richland Creek; thence up the center of said creek, South 14 3/4 deg. East 100 feet to said Walp's Northwest corner; thence with Walp's Northerly line, North 74 1/2 deg. East 775 feet to the beginning.

Included in the above description, but specifically excluded therefrom are the following tracts of land:

Tract 1: Situated in the Eighth Civil District of Davidson County, Tennessee, beginning on the Westerly margin of Fifty-fourth Avenue North (formerly Richland Avenue) at Walp's (now Bledsoe's) Northeast corner and running thence with the Westerly margin of said avenue North 14 3/4 deg. West 50 feet; thence about South 75 deg. West 200 feet; South 14 3/4 deg. East 50 feet to said Walp's (now Bledsoe's) Northwest corner; thence with Walp's (now Bledsoe's) Northerly line North 74 1/2 deg. East 200 feet to the beginning.

Tract 2: Land in the 5th Ward of the City of Nashville, Davidson County, Tennessee, beginning on the Westerly margin of 54th Avenue North, formerly Richland Avenue on the Northeast corner of the property conveyed to James H. Cartwright and wife, by Deed from G.M. Craddock and wife, of record in Book 1517, Page 36, Register's Office for said County; thence with said avenue Northwardly 50 feet; thence South 74 1/2 deg. West 200 feet; thence Southwardly 50 feet to the Northwest corner of said Cartwright property; thence with the Northerly line of said Cartwright property Eastwardly 200 feet to the beginning.

Parcel 2: Land being in the 12th Ward of Davidson County, Tennessee, Beginning on the Westerly margin of 54th Avenue North, formerly Richland Avenue, at Walp's (Now Bledsoe's) Northeast corner and running thence with the Westerly margin of said Avenue North 14 3/4 deg. West 50 feet; thence about South 75 deg. West 200 feet; thence South 14 3/4 deg. East 50 feet to said Walp's Northwest corner; thence with Walp's Northerly line, North 74 1/2 deg. East 200 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Julia A. Dillingham to Robert Arch Dillingham as recorded on the 8th day of February, 2001 in Instrument No.

BILL GARRETT, Davidson County
Trans:T20130027881 DEEDWARR
Recvd: 04/05/13 14:04 2 pgs
Fees:13.00 Taxes:925.00
20130405-0033909

20010208-0012451; Quitclaim Deed from Elsie Armstrong to Elsie D. Armstrong, Julia A. Dillingham, and Robert Arch Dillingham, Trustees U/A/D September 3, 1997 of the Armstrong Revocable Living Trust Agreement and any Successors in Trust as recorded on the 16th day of September, 1997 in Deed Book 10609, Page 568; Warranty Deed from Josh W. Armstrong and wife, Elsie Armstrong to W. E. Coltharp, Don Jacobs and Terry D. Hudson as recorded on the 17th day of December, 1965 in Deed Book 3969, Page 953 and Warranty Deed from Georgia Craddock Cartwright to Elsie Armstrong as recorded on the 30th day of March, 1982 in Deed Book 5867, Page 251, in the Register's Office of Davidson County, Tennessee.

Julia A. Dillingham conveying any interest she may have in the property as no evidence was found showing she had the authority to convey individually to Robert Arch Dillingham via Quitclaim Deed of record in Instrument No. 20010208-0012451 in quitclaim deed of record in Instrument No. 20130405-0033908 **See also Trust Certification of Record in Instrument No.** 20130405-0033907 **Davidson County Register's Office.**

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Agreement for Dedication of Easement recorded in Book 4008, Page 240 and Book 8584, Page 202.

This is improved property located at 0 54th Ave & 313 54Th Ave N Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2013.

Robert Arch Dillingham

Robert Arch Dillingham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Arch Dillingham with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein.

Witness my hand, at Office, this 2nd day of April 2013.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES