WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/13 11:10 3 pgs
Fees:18.00 Taxes:296.00
20130417-0038292

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Wilson	Same As New Owner	09609006000
(NAME)	(NAME)	
2607 Lakeland Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian Dillingham, Randy Dillingham, Suzanne White aka Suzanne Dillingham, Jacquelyn Russell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua Wilson, a married man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Meadowview Acres, Section II, of record in Plat Book 2083, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Brian Dillingham, Randy Dillingham, Suzanne White and Jacquelyn Russell by Deed from Brian Dillingham, Executor of the Estate of Beverly F. Smith, dated 07/20/2009 and filed for record on 07/24/2009 in Instrument 200907240069764, Register's Office for Davidson County, Tennessee.

The said Suzanne White is also known as Suzanne Dillingham.

Subject property is not now nor has it ever been the principal or marital residence of any of the Grantors.

All matters as set forth per Plat Book 2083, Page 52, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2724 Emery Drive, Nashville, TN 37214-3139
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 this 12th day of April, 2013.

Brian Dillingham

Randy Dillingham

Suzanne White aka Suzanne Dillingham by Jacquelyn Russell atty in fact

Jacquelyn Russell

Suzanne White aka Suzanne Dillingham by Jacquelyn Russell atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Dillingham, Randy Dillingham and Jacquelyn Russell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 12th day of April, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jacquelyn Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Suzanne White aka Suzanne Dillingham, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument number 20130417-0038291, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Yvette Meldrum, 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 is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

