BILL GARRETT, Davidson County
Trans:T20130093682 DEEDWARR
Recvd: 11/01/13 13:08 2 pgs
Fees:13.00 Taxes:1147.00
20131101-0113666

WARRANTY DEED

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 23, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 12/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 204 Antebellum Lane, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth M. Gilliland	New Owners	171080A02900CO
(NAME) 5508 Cottonport Dr.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jeannie L. Jones, a 60% undivided interest and Dennis M. Dalton, a 40% undivided interest** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth M. Gilliland, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 29, on the plan of Cottonport Plantation, Phase I, of record in Book 6900, page 529 and 530, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jeannie L. Jones, a 60% undivided interest and Dennis M. Dalton a 40% undivided interest by deed from Dennis M. Dalton and wife, Jeannie L. Jones dated March 22, 2012, of record in Instrument No. 20120323-0025099, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Dennis M. Dalton and wife, Jeannie L. Jones by deed from Michael H. Deal and wife, Nancy Rae Deal dated March 9, 2001 of record in Instrument No. 20010312-0023196, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5508 Cottonport Dr., Brentwood, TN 37027

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, has 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 our hands this **31st** day of **October, 2013**

Jeannie L. Jones

Dennis M. Dalton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jeannie L. Jones and Dennis M. Dalton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that hey executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **October, 2013**

Notary Public

My commission expires: _____

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 23, 2014