WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of April, 2014.

Notary Public

My Commission expires: 11-10-17

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Winward Properties, Inc.	New Owner	071-08-0-314.00
7125 Bakers Bridge Avenue		
Brentwood, TN 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Lillian M. Dillon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Winward Properties, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Joywood as of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 3 fronts 50 feet on the easterly side of Lischey Ave. and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Clarence Edward Dillon, Sr. and wife, Lillian Dillon from Billy Oliver Hunter and wife, Jo ann Hunter, by Warranty Deed on August 1, 1969, of record in Book 4354, Page 734, Register's Office for Davidson County, Tennessee. Said Clarence Edward Dillon having since died on 6/19/01 and Lillian M. Dillon having since died on October 20, 2013 leaving the above described property to her heirs, James Arnold Dillon, Clarence E. Dillon, Jr. and Jo Ann Hunter by her Last Will & Testament as shown in Case Number 13P-1839, Probate Court Clerk's Office in Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1809 Lischev Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 05/15/14 08:22 3 pgs
Fees:18.00 Taxes:185.00
20140515-0041554

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 April 30, 2014.

James Arnold Dillon

Clarence Dillon, Jr.

Jo Ann Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Arnold Dillon, Clarence Dillon, Jr. and Jo Ann Hunter** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2014

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE