WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082445 DEEDWARR
Recvd: 10/31/14 16:00 2 pgs
Fees:13.00 Taxes:710.40
20141031-0100907

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/9/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jill Sanders, a Single Woman	ARK-LA-TEX Financial dba Benchmark	091 09 0 212.00
(NAME)	(NAME)	
6336 Alamo Place	5760 Tennyson Parkway	
(ADDRESS)	Suite 2000 (ADDRESS)	
Nashville 37209	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Two Thousand And No/100 Dollars ($192,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Harry W. Dillon and Elizabeth A. Keeling Dillon, Husband and Wife, As Tenants by the Entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jill Sanders, a Single Woman**, 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 that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 19, Block "C", on the Final Layout, Crolywood Subdivision, Section II, as shown by plat appearing of record in Plat Book 1130, Page 100, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same premises conveyed to Elizabeth A. Keeling, unmarried by Warranty Deed from Paul Alan Demonbreun and wife, Shelia Stokes Demonbreun dated June 23, 1989 and recorded June 26, 1989 in Book 7873, Page 955, in said Register's Office for Davidson County, Tennessee.

Further being the same premises conveyed to Harry W. Dillon and Elizabeth A. Keeling Dillon, As Tenants by the Entirety by Quitclaim Deed from Elizabeth A. Keeling dated August 5, 2005 and recorded August 24, 2005 as Instrument No. 20050824-0101040. *Being re-recorded August 19, 2005 as Instrument No. 200508190099121 for the purposes of adding the affiant signature, in said Register's Office for Davidson*

File Number: GRN-141428

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 6336 Alamo Place, Nashville, TN 37209

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 29th day of October, 2014.

Harry W Dillon
Harry W. Dillon

Elizabeth A Keeling Dillon
Elizabeth A. Keeling Dillon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Harry W. Dillon and Elizabeth A. Keeling Dillonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~22nd~~ 29th of October, 2014.

Notary Public

My Commission Expires: 9/10/16

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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