BILL GARRETT, Davidson County
Trans:T20140095653 DEEDWARR
Recvd: 12/22/14 13:41 2 pgs
Fees:13.00 Taxes:492.10
20141222-0116934

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: () Title No.: 57068
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ann C. Devine Terry P. Devine 513 Upsall Drive Antioch, TN 37013	Bank of America, NA 6400 Legacy Drive Plano, TX 75024

TAX MAP PARCEL NUMBERS: 163110CO2600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$133,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rachael D. Cain, Devisee under the Last Will of Corliss R. Dillard, Rebecca L. Dillard, Devisee under the Last Will of Corlyss R. Dillard, Mark D. Dillard, Devisee under the Last Will of Corlyss R. Dillard, and Mark D. Dillard, Executor for the Last Will of Corlyss R. Dillard** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann C. Devine and Terry P. Devine, wife and husband** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revised Bell Forge Village, III, Section Five, of record in Book 6900, page 632, amended by Surveyors Certificate of Correction in Book 7524, page 552, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Corlyss R. Dillard by Warranty Deed from Gina Pianalto, dated August 9, 1991, recorded on October 17, 1991, of record in Book 8465, page 637, Register's Office for Davidson County, Tennessee. The said Corlyss R. Dillard has since died. The Last Will of Corlyss R. Dillard, of record in Docket No. 13P2020, Seventh Circuit Court for Davidson County, Tennessee, Probated Division, devised all property to Rachael D. Cain, Rebecca L. Dillard and Mark D. Dillard. The said Mark D. Dillard was appointed Executor for said Will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 632, amended by Surveyors Certificate of Correction in Book 7524, page 552, Register's Office for said County to which plan reference is hereby made for a more complete description.. The Declaration of Covenants, Conditions and Restrictions of record in Book 7224, Page 209, Book 7461, Page 530, Book 7464, Page 967, Book 7508, Page 659, Instrument No. 20010627-0068130, By-laws in Book 11348, Page 899, amended in Instrument No. 20010627-0068129 and Instrument No. 20050810-0094532, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 513 Upsall Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of December, 2014.

Rachael D. Cain, Devisee under the Last Will of Corliss R. Dillard

Rebecca L. Dillard, Devisee under the Last Will of Corlyss R. Dillard

Mark D. Dillard, Devisee under the Last Will of Corlyss R. Dillard

Mark D. Dillard, Executor for the Last Will of Corlyss R. Dillard

State of Tennessee

County of Davidson

On this ____ day of December, 2014, before me the undersigned authority, personally appeared Rachael D. Cain, Devisee under the Last Will of Corliss R. Dillard, Rebecca L. Dillard, Devisee under the Last Will of Corlyss R. Dillard, Mark D. Dillard, Devisee under the Last Will of Corlyss R. Dillard, and Mark D. Dillard, Executor for the Last Will of Corlyss R. Dillard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Williamson

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $133,000.00.

Affiant

Sworn and subscribed before me this 19th day of December, 2014

Notary

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY