THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15023018** Davidson County DEEDWARR Recvd: 02/13/15 07:33 3 pgs Fees:18.00 Taxes:889.48 **20150213-0013233**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,400.00. Affiant Subscribed and sworn to before me this 12th day of February, 2015. Notary Public My Commission Expires: 5-24-17

WARRANTY DEED

Address New Owner: Nicholas Lowry 2942 Primrose Circle Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-0-350.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Chandler Dillon and Kelly W. Dillon, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Lowry**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 5, Block B, on the Plan of Belmont Terrace Annex No. 4, as of record in Plat Book 974, Page 97, Register's Office for said County.

Said part of Lot No. 5 fronts 65 feet on the Southwesterly margin of Primrose Circle and extends back between parallel lines 80 feet on the Northwesterly line and 85 feet on the Southeasterly line to a dead line in the rear on which it measures 65.2 feet.

Being the same property conveyed by Quitclaim Deed from William Chandler Dillon to William Chandler Dillon and wife Kelly W. Dillon as recorded on the 10th day of January, 2001 in Instrument No. 20010110-0003141 and Warranty Deed from Sharon G. Wallace, unmarried to William Chandler Dillon an unmarried person as recorded on the 5th day of June, 1996 in Deed Book 10075, Page 848, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and all years thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE ANNEX NO. 4, as recorded in Plat Book 974, Page(s) 97.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1191, Page 223.

Agreement for Dedication of Easement for Sanitary Sewers/Storm Drainage, Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20121022-0096358.

This is improved property located at 2942 Primrose Circle Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2015.

William Chandler Dillon

Kelly W. Dillon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Chandler Dillon and Kelly W. Dillon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2015.

Notary

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

