BILL GARRETT, Davidson County
Trans:T20150035084 DEEDWARR
Recvd: 05/06/15 14:57 3 pgs
Fees:18.00 Taxes:710.40
20150506-0041524

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15312FA

Send Tax Bills To:
Peoples Home Equity Inc.
5205 Maryland Way, Ste. 101
Brentwood, TN 37027

New Owner is:
Amanda Gibson
2682 Avery Park Drive
Nashville, TN 37211

MAP: 173-09-0A

PARCEL: 770.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy Charles Dillard and wife, Erin Dillard**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amanda Gibson, a married woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved property Commonly Known As: 2682 Avery Park Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 653 as shown on plat of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640, in 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 property conveyed to Timothy Charles Dillard and wife, Erin Dillard, by Warranty Deed from Regent Homes, LLC, dated 8/20/08 and recorded 8/21/08 in Instrument No. 20080821-0086166, Register's Office for Davidson County, Tennessee.

ED by ED AIF
ED
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of April, 2015.

GRANTOR:

Timothy Charles Dillard by Erin Dillard as Attorney-in-fact

Timothy Charles Dillard by Erin Dillard as Attorney-in-Fact

Erin Dillard

Erin Dillard

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Erin Dillard**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Timothy Charles Dillard,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30th day of April, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Erin Dillard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of April, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Affiant

SWORN TO and subscribed before me this 30 day of April, 2015.

NOTARY PUBLIC

My commission expires: 11-18-2018

MOLLIE SLAYBAUGH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY