BILL GARRETT, Davidson County
Trans:T20150040494 DEEDWARR
Recvd: 05/26/15 12:03 2 pgs
Fees:13.00 Taxes:2312.50
20150526-0048041

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

W & I Ref: (DM) Title No.: 57464
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pat Dillingham Jaclyn Dillingham 4609 Toddington Drive Nashville, TN 37215	F & M Bank 10 Cadillac Way Ste 100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 13109003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$625,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jarron Springer and Jennie R. Springer, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Pat Dillingham and Jaclyn Dillingham, husband and wife,** 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. 15 on the Plan of Seven Hills, Section Three of record in Book 2663, page 89, Register's Office for said County,.

Said Lot No. 15 fronts 203.6 feet on the westerly margin of Toddington Drive and extends back 471.9 feet on the northerly line and 450.2 feet on the southerly line to a dead line on the rear, measuring 176.4 feet thereon.

Being the same property conveyed to Jarron Springer and wife, Jennie R. Springer, by Warranty Deed from Thomas C. Delvaux, Jr, unmarried, dated September 24, 2010 and recorded on September 27, 2010, of record in Inst. No. 20100927-0076657, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 89, said Register's Office, which Plan shows a minimum building setback line from to be established by the City of Forest Hills, and 10 foot easement for public utility purposes along the rear and southerly side lines of said lot.

This is improved property, known as 4609 Toddington Drive, Nashville, TN 37215

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 22nd day of May, 5015.

Jarron Springer

Jennie R. Springer

State of Tennessee

County of Davidson

On this 22nd day of May, 5015, before me the undersigned authority, personally appeared Jarron Springer and Jennie R. Springer, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Sworn and subscribed before me this 22nd day of May, 5015.

Notary

My Commission Expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018