THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15115883

BILL GARRETT, Davidson County
Trans:T20150108151 DEEDWARR
Recvd: 12/22/15 13:59 2 pgs
Fees:13.00 Taxes:462.50
20151222-0128769

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $125,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2015.

Notary Public
My Commission Expires: 1-8-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cara L. Lemon 111 HAMBLEN AVE Old Hickory TN 37138-2624	New Owner	Tax Parcel ID No. 05312002500

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, **Andrew Pilkinton** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cara L. Lemon**, a single person ("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 Lot No. 9 of Block "D" on The Plan of Life and Casualty Insurance Company's Subdivision No. 3, Old Hickory, Tennessee, of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew Pilkinton, an individual by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 17th day of July, 2006 in Instrument No. 20060717-0085738, 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 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LIFE AND CASUALTY INSURANCE CO. PROPERTY, as recorded in Plat Book 974, Page(s) 11.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 662, Page 743 and Book 736, Page 384.

Sewerage Restrictions recorded in Book 1088, Page 165.

This is improved property located at 111 HAMBLEN AVE Old Hickory TN 37138-2624

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 15th day of December, 2015.

Andrew Pilkinton by Justin Day
Attorney in fact

Andrew Pilkinton by Justin Day
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Day, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Andrew Pilkinton, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of December, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018