WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007598 DEEDWARR
Recvd: 01/28/16 13:42 2 pgs
Fees:13.00 Taxes:2035.00
20160128-0008443

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMSON NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel E. Rogers	Churchill Mortgage Corporation	063-00-0-257.00
(NAME)	(NAME)	
1542 Hudson Rd.	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Dillard and wife, Marcie A. Dillard,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel E. Rogers and Kimberly A. Caldwell, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, Beginning at an iron rod situated in the southerly margin of Hudson Road, said point also being the northeast corner of the William J. Dillard & wife property of record in Book 5883, Page 211, Register's Office for Davidson County, Tennessee; thence, along said road, N 80 deg. 41' 51" E, a distance of 51.23 feet to an iron rod; thence, leaving said road, S 21 deg. 53' 11' E, a distance of 342.55 feet to an iron rod; thence, S 49 deg. 07' 17" E, a distance of 265.05 feet to an iron rod; thence, S 21 deg. 39' 26" E, a distance of 209.89 feet to an iron rod; thence, S 08 deg. 09' 50' E, a distance of 647.29 feet to an iron rod; thence, S 81 deg. 50' 10' W, a distance of 234.87 feet to an iron rod; thence, N 08 deg. 17' 07" W, a distance of 898.32 feet to an iron rod; thence, N 21 deg. 53' 11' W, a distance of 499.24 feet to the point of beginning and containing 235,899,904 square feet or 5.416 acres of land.

BEING a portion of the property conveyed to Margaret Marie Piercey Dillard by Deed of Partition from William Joel Dillard and James William Dillard, dated May 7, 1982, of record in Book 5883, page 702, Register's Office for Davidson County, Tennessee; and to Margaret Marie Piercey Dillard by Quitclaim Deed from James William Dillard and wife, Marcie Ann Richards Dillard, dated August 22, 2001, of record in Instrument No. 20010822-0090620, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Margaret Marie Piercey Dillard, unmarried, by Quitclaim Deed from Margaret Marie Piercey Dillard, unmarried, and Larry D. Craig, Trustee, dated April 3, 2002, of record in Instrument No. 20020405-0041837, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to James Dillard and wife, Marcie A. Dillard, by Quitclaim Deed from Margaret Marie Piercey Dillard, Unmarried, dated January 13, 2006, of record in Instrument No. 20060120-0007856, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following tract or parcel of land which was conveyed to Margaret Marie Piercey Dillard by Quitclaim Deed from James William Dillard and Marcie Ann Dillard, husband and wife, dated August 21, 2012, of record in Instrument No. 20120820-0074585, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a capped iron pin set, said iron pin being South 13 degrees 17 minutes 13 seconds East, 1,388.64 feet from an iron pin found in the south margin of Hudson Road at the northeast corner of the property conveyed to Esther L. Howard, of record in Instrument No. 20070319-0033000, of Record in the Register's Office of Davidson County, Tennessee;

Thence, North 08 degrees 09 minutes 01 second West, 110.00 feet to a capped iron pin set at the northwest corner of the parcel described herein;

Thence, North 81 degrees 50 minutes 59 seconds East, 158.00 feet to a capped iron pin set at the northeast corner of the parcel described herein;

Thence, South 08 degrees 09 minutes 01 second East, 110.00 feet to a capped iron pin set at the southeast corner of the parcel described herein;

Thence, South 81 degrees 50 minutes 59 seconds West, 158.00 feet to the point of beginning, containing 17,380 square feet, (0.399 acres).

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20040629-0077366; restrictions of record in Instrument No. 20010830-0093971 and Instrument No. 20040824-0102124; Easement for Common Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to run with the Land of record in Instrument No. 20010830-0093971; Easement to Global Signal Acquisitions of record in Instrument No. 20121130-0109827; Restrictive covenant for accessory apartment of record in Instrument No. 20051114-0137404; Lease agreement of record in Book 9241, page 812; Book 9368, page 60 and Instrument No. 20121130-0109828; all of record in the Register's Office for Davidson County, Tennessee and the Right of way of Hudson Road.

unimproved ☐

This is improved ☑ property, known as 1542 Hudson Rd., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of January, 2016.

James Dillard

Marcie A. Dillard, by James Dillard her Attorney-in-Fact

A Harney-in-fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Dillard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 26th day of January, 2016.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **James Dillard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for **Marcie A. Dillard**, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Marcie A. Dillard**, the within named bargainor by the said **James Dillard** as such Attorney-in-Fact.

WITNESS my hand and official seal in Mt. Juliet, Tennessee this 26th day of January, 2016.

Notary Public

My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

File No.: 22041