BILL GARRETT, Davidson County
Trans:T20160013268 DEEDWARR
Recvd: 02/17/16 15:41 2 pgs
Fees:13.00 Taxes:684.50
20160217-0015176

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of February, 2016, by and between Travis R. Dillard and Monica R. Dillard, a married couple, party of the first part, and Patrick LaFree, a single man, party of the second part.

WITNESS: That for and in consideration of One Hundred Eighty Five Thousand and no/100 Dollars ($185,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lots Nos. 125 and 126 on the Plan of Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for said County. Said Lot Nos. 125 and 126 fronts 25 feet each on the westerly side of Stainback Avenue and runs back between parallel lines 175 feet to an alley.

Being all or part of the same property conveyed to Travis R. Dillard and Monica R. Dillard by virtue of that certain Warranty Deed dated May 31, 2000, at Instrument No. 20000627-0063607 in the Register's Office of Davidson County, Tennessee.

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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Travis R. Dillard

Monica R. Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Travis r. Dillard and Monica R. Dillard, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of February, 2016.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Patrick LaFree
1308 STAINBACK
NASHVILLE, TN 37207

Tax Parcel No 07115020500

Property Address: 1308 Stainback
Nashville, TN 37207

MAIL TAX
BILLS TO: ALLESS NATIONAL MORTGAGE
1800 ROBERT FULTON DR. SUITE 350
RESTON, VA 20191

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $185,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Meredith Mabry
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of February, 2016.

Notary Public

My Commission Expires

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016