WARRANTY DEED

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $127,000.00.

Affiant

Subscribed and sworn to before me this 23 day of March, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Travis Dillard	SAME	042-12-0-081.00
1225 N Graycroft		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ***James Crow and wife, Maria Crow***, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Travis Dillard**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodrose Subdivision, as of record in Plat Book 5800, Page 216, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Crow and wife, Maria Crow from Roger B. Jackson and wife, Katherine D. Jackson by Warranty Deed on May 19, 2006, of record in Instrument Number 20060526-0062535, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,935.32 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 042-12-0-081.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 5800, Page 216, Register's Office for Davidson County, Tennessee.

This is improved property known as: **411AB Williams Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 03/31/16 09:48 3 pgs
Fees:18.00 Taxes:469.90
20160331-0030378

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 March 23, 2016.

James Crow

Maria Crow

STATE OF Oklahoma
COUNTY OF Tulsa

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Crow and wife, Maria Crow** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 23, 2016

My commission expires 1-25-2020

Notary Public

SHERRI COTTOM
NOTARY PUBLIC
No. 16000872
EXP. 1/25/2020
IN AND
FOR
STATE OF OKLAHOMA

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE