THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16037065**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2016. Notary Public My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160034302 DEEDWARR
Recvd: 04/26/16 12:49 2 pgs
Fees:13.00 Taxes:555.00
20160426-0040550

WARRANTY DEED

Address New Owner: Josh Dillingham 6826 GOWER ROAD Nashville, TN 37209-5613	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 101-90.00

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, **William Leslie Dillingham, Robert Michael Dillingham, James Lynn Dillingham, Sr. and Gary Lee Dillingham** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Josh M. Dillingham, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the eighth, formerly twelfth, Civil District of said county, being part of Lot No. 6 on the plan of the Division of the Real Estate of William Gower, deceased, as of record in Minute Book "H", Page 487, County court for said County, described as follows:

Beginning in the center of Gower Road at the Northwest corner of the property conveyed to Lawrence Hawkins and wife, by deed from Hattie L. Vaughn, of record in Book 1403, Page 378, Register's Office for said county; thence with the center of said Road South 8 deg. East 105 feet; thence North 87 deg. 30' West 225 feet; thence North 8 deg. West 105 feet to the Northerly line of said Lot No. 6; thence with said line South 87 deg. 30' East 225 feet to the beginning.

Being the same property conveyed by Instrument Nos. 20160330-0029733 and 20160330-0029732; Quitclaim Deed from Nancy Dillingham to Robert Dillingham, as recorded on the 19th day of May, 2008 in Instrument No. 20080519-0051313 and Warranty Deed from W. G. Cassidy, an unmarried man to Robert Dillingham and wife, Nancy Dillingham, as recorded on the 25th day of May, 2001 in Instrument No. 20010525-0054736, in the Register's Office of Davidson County, Tennessee.

Robert A. Dillingham having died January 2nd, 2016 in Davidson County, TN. Order Admitting Will to Probate Without Administration of record in Probate Docket No. 16P428 in the Seventh Circuit for Davidson County, Tennessee. Pursuant to order, title to said property in the names of Robert A. Dillingham's heirs: William Leslie Dillingham, Robert Michael Dillingham, James Lynn Dillingham, Sr. and Gary Lee Dillingham.

Subject property is not the primary marital residence of the Grantors.

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.

Easement for Utilities, recorded in Book 9443, Page 966.

This is improved property located at 6826 GOWER ROAD Nashville, TN 37209-5613

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 25th day of April, 2016.

William Leslie Dillingham

Robert Michael Dillingham

James Lynn Dillingham, Sr.

Gary Lee Dillingham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Leslie Dillingham, Robert Michael Dillingham, James Lynn Dillingham, Sr. and Gary Lee Dillingham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018