Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

X _____
Affiant

Subscribed and sworn to before me this 26th day of August, 2016.

_____
Notary Public
My Commission Expires: 5-8-17

BILL GARRETT, Davidson County
Trans:T20160077454 DEEDWARR
Recvd: 09/02/16 15:53 2 pgs
Fees:13.00 Taxes:924.63
20160902-0092915

16-0485

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shannon L. Dillingham	~~TBD~~ Fifth Third Mtg Co.	142-09-OH
9027 Sawyer Brown Road	5001 Kingsley Dr.	123.00-CO
Nashville, TN 37221-2474	Cincinnati, OH 45227	

WARRANTY DEED

For and in 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

Teresa M. Poff, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joseph D. Dillingham, Jr. and Shannon L. Dillingham, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9027 on the Plan of River Plantation, Section IX, Phase II-E, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 7900, Pages 583 and 584, Register's Office for said County, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of Condominium.

Being the same property conveyed to Teresa M. Poff by Warranty deed from Phyllis J. Sweat, unmarried of record in Instrument No. 20120828-0077611 Register's Office for Davidson County, Tennessee, dated August 27, 2012 and recorded on August 28, 2012.

Being the same property conveyed to Teresa M. Poff by Quitclaim deed from James Milton Poff of record in Instrument No. 20120828-0077612 Register's Office for Davidson County, Tennessee, dated August 27, 2012 and recorded on August 28, 2012. Being also known as 9027 Sawyer Brown Road Nashville, Tennessee 372212474.

This conveyance is subject to any and all restrictions and easements of record.

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 August, 2016.

~~Teresa M. Poff~~
Teresa M. POFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Teresa M. POFF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ~~**Teresa M. Poff**~~ the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of August, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

~~D.~~ Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18