WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-5-18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160077613 DEEDWARR
Recvd: 09/06/16 10:12 2 pgs
Fees:13.00 Taxes:1554.00
20160906-0093095

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shawn Collins	SAME	118 13 0 154.00
(NAME)	(NAME)	
904 Albert Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Twenty Thousand And No/100 Dollars ($420,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Catherine Dillingham**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shawn Collins**, 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, being Lot No. 28 on the Plan of Lipscomb Heights, as of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Albert Court, being the common corner of Lots 28 and 29; thence in an easterly direction along the margin of said Albert Court 51.28 feet to a point, the beginning of a curve; thence with the margin of said road, around a curve a distance of 108.94 feet to a point, the beginning of a curve; thence continuing with the margin of said road around a curve a distance of 22.14 feet; thence continuing with said margin of said road 57.92 feet to a point, being the common corner of Lots 27 and 28; thence along the dividing line between said Lots 27 and 28, 138.1 feet to a point in the dividing line between Lot 30 and Lots 28 and 27; thence in a northwesterly direction along the dividing line between Lots 28 and 30, 68 feet to a point, being the common corner of Lots 28, 29 and 30; thence in a northerly direction along the dividing line between Lots 28 and 29, 140 feet to the point of beginning.

Being the same property conveyed to Marie A. Dillingham, a single woman by Warranty Deed from Joe C. Maxwell and wife, Mary Jeanette Maxwell dated September 11, 1962 and recorded September 14, 1962 in Book 3433, Page 373, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Paul M. Dillingham by Quitclaim Deed from John Michael Dillingham, Susan Dillingham Stockard, and the Estate of Marie Chunn Dillingham dated March 15, 2004 and recorded December 9, 2004 as Instrument No. 20041209-0146939, in said Register's Office for Davidson County, Tennessee. The said Paul M. Dillingham having died on March 5, 2016, Probate Case No. 16P572, Seventh Circuit Court, Probate Division, Davidson County, Tennessee, pursuant to his last will and testament leaving Catherine Dillingham as his sole heir.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 904 Albert Court, Nashville, TN 37204

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, has 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 31 day of Aug, 2016

Catherine Dillingham
Catherine Dillingham

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Catherine Dillinghamthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2016.

Notary Public

My Commission Expires: 5/10/19

(SEAL) PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-10-19

File Number: GRAN165585SSO