BILL GARRETT, Davidson County
Trans:T20160080850 DEEDWARR
Recvd: 09/15/16 10:46 3 pgs
Fees:18.00 Taxes:518.00
20160915-0097010

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 13th day of September, 2016, by and between Patricia A Tusie, Robert Lynn Dillman, Randall Lee Dillman, party of the first part, and James Howard Steed III, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) 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 certain condominium apartments in Davidson County, Tennessee, being Unit Nos. 121 of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No.2 0030623-0086235, as amended in Instrument No. 20040105-0001208 and 20050701-0076406, Register's Office for Davidson County, Tennessee, including without limitation by By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Units.

Being all or part of the same property conveyed to Robert Lynn Dillman, Randall Lee Dillman and Patricia A. Tusie by virtue of that certain Will Deed dated August 16, 1996, at Instrument No. 20151209-0124018 and Order admitting will to probate for the purpose of muniment of title of record at Instrument No. 20151209-0124017 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that they have not occupied the property.

Being the same property previously conveyed to Linda I. Hill by virtue of Warranty Deed dated September 30, 2011 at Instrument No. 20111014-0080032 in the said Register's Office.

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), their 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, Declarations of Covenants, Conditions, Restrictions, and By-Laws of record at Instrument Number 20050701-0076406, Charter of record in Instrument Number 20051025-0128824, and Agreement of record in Instrument Number 20020827-0103640; 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.

Patricia A Tusie,

Randall Lee Dillman, by Patricia A Tusie, Attorney in Fact

Robert Lynn Dillman, by Patricia A Tusie, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 13th day of September, 2016.

Notary Public

My Commission Expires: 9-2018

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Patricia A Tusie as Power of Attorney for Robert Lynn Dillman and Randall Lee Dillman, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of September, 2016.

Notary Public

My Commission Expires: 9-2018

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Patricia A Tusie, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Robert Lynn Dillman, nor Randall Lee Dillman, the principals.

Patricia A Tusie

WITNESS my hand and official seal at office this 13th day of September, 2016.

Notary Public

My Commission Expires: 9-2018

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: James Howard Steed III
1121 Nashboro Blvd
Nashville, TN 37217

Tax Parcel No 135120D12100CO

Property Address: 1121 Nashboro Blvd
Nashville, TN 37217

MAIL TAX
BILLS TO: new owner

STATE OF Tennessee
COUNTY OF Davidson

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 $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of September, 2016

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY