NEW OWNER:

Isaac Ocana
1570 Hudson Road
Madison, TN 37115

SEND TAX BILLS TO:

Isaac Ocana
316 Chesterfield Cir
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1002

Map 063, Group 00-0, Parcel 272.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160095445 DEEDWARR
Recvd: 10/28/16 11:58 3 pgs
Fees:18.00 Taxes:166.50

20161028-0114088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-Five Thousand and 00/100 Dollars ($45,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES WILLIAM DILLARD, AND JAMEY SHANNON DILLARD FARRAR, CO-TRUSTEES OF THE TESTAMENTARY TRUST OF MARGARET MARIE PIERCEY DILLARD DATED OCTOBER 27, 2013,**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ISAAC OCANA, married,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the plan of Margaret Heights Subdivision, and of record in Instrument No. 20040629-0077366, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James William Dillard and Jamey Shannon Dillard Farrar, Co-Trustees of the Testamentary Trust created in the Last Will and Testament of Margaret Marie Piercey Dillard, by Quitclaim Deed from James William Dillard, Executor of the Estate of Margaret Marie Piercey Dillard, dated July 31, 2014, and of record in Instrument No. 20140805-0070006, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 1570 Hudson Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24th day of **October, 2016**.

TESTAMENTARY TRUST OF MARGARET MARIE PIERCEY DILLARD DATED OCTOBER 27, 2013:

BY: James William Dillard
JAMES WILLIAM DILLARD, Co-Trustee

BY: Jamey Shannon Dillard Farrar Attorney in fact
JAMEY SHANNON DILLARD FARRAR, ATTORNEY IN FACT PURSUANT TO POWER OF ATTOREY OF RECORD IN INSTRUMENT NUMBER 20161028-0114087

BY: Jamey Shannon Dillard Farrar
JAMEY SHANNON DILLARD FARRAR, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMEY SHANNON DILLARD FARRAR**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **JAMES WILLIAM DILLARD**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **October, 2016**.

Tammy Lynn Hewitt
NOTARY PUBLIC

TAMMY LYNN HEWITT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My commission expires: 01-07-2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMEY SHANNON DILLARD FARRAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **October, 2016.**

NOTARY PUBLIC

My commission expires: 01-07-2020

TAMMY NOVITSKY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **45,000.00** .

AFFIANT

Sworn to and subscribed to before me this 25th day of **October, 2016.**

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES: September 10, 2018

VIRGINIA M. BOLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY