G5LLM
BOX44

BILL GARRETT, Davidson County
Trans:T20160101293 DEEDWARR
Recvd: 11/16/16 12:18 3 pgs
Fees:18.00 Taxes:1043.40
20161116-0120902

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2016.

Notary Public

My Commission Expires: 5-5-20

Address New Owner As Follows:
Jason Robert Lansdell, et al
P.O. Box 110804
Nashville, TN 37222-0804

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
147 09 0 067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALLACE H. BILLINGTON, individually as Devisee under the Last Will and Testament of Dorothy H. Billington and in his capacity as Executor of the Estate of Dorothy H. Billington**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **(a) JASON ROBERT**

LANSDELL, unmarried and (b) ROBERT STEVEN LANSDELL and wife, NANCY LANDSELL, as tenants in common with the right of survivorship as to (a) and (b), but as tenants by the entireties as to Robert Steven Lansdell and wife, Nancy Lansdell, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 8, as shown on the map entitled Section One, Caldwell Country Estates, of record in Book 2663, Pages 68 and 69, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Darlington Road at the corner of Lots Nos. 8 and 9; thence with the line between said two lots, northwesterly 299.5 feet to the corner of Lots Nos. 8, 9 and 10; thence with the line between Lots Nos. 8 and 10, westerly 209 feet; thence S 3° 49' W 21 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots, southeasterly 477.7 feet to the westerly margin of Darlington Road; thence with the same northerly 80 feet to the beginning.

Being the same property conveyed to James W. Billington, Jr. and wife, Dorothy M. Billington, by installment deed from Benjamin F. Hill, Jr. and wife, Martha P. Hill, of record in Book 4957, Page 173, dated September 26, 1975, said Register's Office. James W. Billington, Jr. has since died leaving Dorothy M. Billington as the surviving tenant by the entirety. Dorothy M. Billington died testate on or about May 16, 2016, devising said property to Wallace H. Billington by will of record in Docket No. 16P1054 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division at Nashville.

This is not now nor has it ever been the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, Pages 68 and 69, said Register's Office.

3. Easement as set forth in Docket No. 2257 in the Sixth Circuit Court of Davidson County, Tennessee.

4. Subject to any creek or branch running through or along the boundary line of subject property.

This is improved property known as: **5005 Darlington Drive, Nashville, TN 37211**.

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 Grantor covenants with the said Grantees that he is 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 further covenants and bind himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of November, 2016.

Wallace H. Billington

Executor

Wallace H. Billington, Executor
of the Estate of Dorothy H. Billington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wallace H. Billington, individually and as Executor of the Estate of Dorothy H. Billington, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of November, 2016

(Seal)

CATHEERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

Notary Public

My Commission Expires: 5-5-20