BILL GARRETT, Davidson County
Trans:T20170039511 DEEDWARR
Recvd: 05/09/17 14:24 3 pgs
Fees:18.00 Taxes:795.50

20170509-0046078

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170064

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$215,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Gina D. Pewitt
Affiant

Sworn to and subscribed before me this 5th day of May, 2017.

ROBERT BENTON MCDONOUGH * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 4-13-2019

WARRANTY DEED

THIS INDENTURE, made this 5th day of May, 2017, among:

GENE R. DILLARD AND GINA PEWITT

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRYAN VELER AND MELISSA VELER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Rosebank Park of record in Plat Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Preston Drive at the corner of Lots 9 and 10; thence with the line between said lots Easterly 136 feet to a corner of Lot 102; thence with the line between Lots 9 and 102, Northeasterly 60.4 feet to a corner of Lot 91; thence with the line between Lots 9 and 91; Northwesterly 47.6 feet to a corner of Lot 8; thence with the line between Lots 8 and 9; Westerly 135.9 feet to the East margin of Preston Drive; thence with the margin of the same, Southerly 75 feet to the point of beginning.

Being the same property conveyed to Gene R. Dillard by Quitclaim deed from Betty Jane Pugh Dillard of record in Book 5230, page 992, Register's Office for Davidson County, Tennessee, dated November 05, 1977 and recorded on December 07, 1977 and re-recorded in Book 5242, page 5, and Final Decree Gene Rogers Dillard, husband and v/s Beverly Elaine Dillard, wife, recorded on November 13, 1989, in Book 7982, page 590, Register's Office for Davidson County, Tennessee. (Value or

consideration shown in aforementioned deed $0.00.) Being also known as 1221 Preston Drive Nashville, Tennessee 37206. The said Gene R. Dillard having died intestate, on September 12, 2015, thereby subject property vesting in his heirs-at-law Gina Pewitt and Gene R. Dillard, Jr.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gene R. Dillard

Gina D. Pewitt

Gina Pewitt

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Gina Pewitt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2017.

Notary Public
My Commission Expires: 4/13/2019

ROBERT BENTON MCDONOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

consideration shown in aforementioned deed $0.00.) Being also known as 1221 Preston Drive Nashville, Tennessee 37206. The said Gene R. Dillard having died intestate, on September 12, 2015, thereby subject property vesting in his heirs-at-law Gina Pewitt and Gene R. Dillard, Jr.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

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IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gene R. Dillard

Gina Pewitt

~~State of Tennessee~~ Illinois
~~County of Davidson~~ Cook

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, ~~Gina Pewitt~~ Gene Dillard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2017.

Notary Public
My Commission Expires:_____

OFFICIAL SEAL
SERGIO CARDENAS
Notary Public - State of Illinois
My Commission Expires Jul 7, 2017