New Owners: (send tax bills to this address)	Brown-Dillard Revocable Trust 721 River Landing Way Old Hickory, TN 37138	Instrument Prepared by: Aaron Fletcher East Nash Title, LLC 4205 Gallatin Road Nashville, TN 37216
Map & Parcel:	**064 09 0 100.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is thirty-nine thousand and 00/100 dollars ($39,000.00).

Natalie B. Dillard, as Trustee of the
Brown-Dillard Revocable Trust, Grantee/Affiant

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 16TH day of OCTOBER, 2017.

Notary Public

07/02/18
My commission expires

Bill Garrett Davidson County
Batch# 18529 **DEEDWARR**
10/26/2017 02:23:51 PM 3 pgs
Fees: $18.00 Taxes: $144.30
20171026-0110052

WARRANTY DEED

For and in consideration of thirty-nine thousand and 00/100 dollars ($39,000.00) paid by the Grantee, the BROWN-DILLARD REVOCABLE TRUST, and other good and valuable consideration the receipt of which is hereby acknowledged, we, GEORGE R. WAUFORD and his wife LINDA WAUFORD, Grantors, hereby convey to Grantee any and all of our interest in the land described below, subject to any and all covenants and easements either of record or which we hold, and we warrant the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, being Lot 15 on Block 5 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, as of record in book 421, page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This land also has the following legal description: Beginning at an iron pin (old), in the easterly margin of Old Hickory Boulevard, the northwest corner of a tract of land which belongs to John M. Wilson, having a deed reference in instrument no. 20020506-0055221, said Register's Office, the southwest corner of this tract and continuing, as follows: with a curve to the right, having a radius of 3234.35 feet, an arc distance of 274.70 feet, and a chord bearing and distance of N 06°58'16" E, 274.62 feet to an iron pin (new) at the intersection of the easterly margin of Old Hickory Boulevard and the southerly right-of-way of CSX Rail Road; thence, S 27°51'29" E, 326.97 feet to an iron pin (old), in the southerly right-of-way of CSX

Rail Road, the northeast corner of a second tract of land which belongs to John M. Wilson, having a deed reference in instrument no. 20020506-0055221, said Register's Office; thence, N 84°56'13" W, passing a common corner of said second tract of land which belongs to John M. Wilson and said first mentioned tract of land which belongs to John M. Wilson, and continuing on in all, 186.85 feet, to the point of beginning, containing **0.60 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 7, 2017.

Being a portion of the same property conveyed to GEORGE R.WAUFORD and his mother THERESA N. WAUFORD, by deed from H. F. NEES and his wife, MARY B. BEES, of record in book 3648, page 201, dated October 4, 1963, said Register's Office. Theresa N. Wauford having since died intestate on or about April 27, 1994, leaving said property to George R. Wauford, her only heir at law. For further reference see Affidavit of Heirship of record in instrument no. 20150528-0048931, said Register's Office.

This unimproved property has the street address of 4100 Old Hickory Boulevard Old Hickory Tennessee 37138.

[The remainder of this page is intentionally blank.]

By affixing our signatures below, we hereby execute the foregoing Warranty Deed:

George R. Wauford, Grantor

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18 day of OCTOBER, 2017, before me personally appeared **George R. Wauford**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public

07/02/18
My commission expires

Linda Wauford, Grantor

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18 day of OCTOBER, 2017, before me personally appeared **Linda Wauford**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/02/18
My commission expires