THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315428

Bill Garrett Davidson County
Batch# 87569 **DEEDWARR**
05/02/2018 03:01:00 PM 2 pgs
Fees: $13.00 Taxes: $3,622.30

20180502-0041894

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $979,000.00.

Affiant

Subscribed and sworn to before me, this27th day of April, 2018.

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gloria Dillard and Shawn Dillard 702 Bowling Avenue #B and 0 Forrest Park Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 117010A00600CO 117-1-156.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth D. Canale, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gloria Dillard and Shawn Dillard, wife and husband**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I (702 Bowling Avenue #B):

Land in Davidson County, Tennessee, being Lot 1B on the Plan of Bowling Square, as of record in Book 4660, Page 44, Register's Office for said County, and as amended by the site plan of Lots 1 and 2 of Bowling Square Condominiums, recorded in Book 5200, Page 73, said Register's Office, as follows:

Beginning at a point in the Northerly line of said lot, North 87 deg. 59'30" East 103.66 feet to an iron pin, being the Northeast corner of said lot; thence South 5 deg. 31'30" East 75.30 feet to an iron pin; thence South 67 deg. 26' West 24.2 feet to an iron pin; thence South 84 deg. 15' West 66.5 feet to a point in the line between Lots 1B and 2B of said Bowling Square; thence North 05 deg.45' West 28 feet to a point; thence South 84 deg. 15' West 13.48 feet to a point; thence North 05 deg. 45' West 61.04 feet to the point of beginning.

Tract II (0 Forrest Park Avenue):

Land in Davidson County, Tennessee, being the southern portion of Reserved Parcel "A" on the Plat of the Resubdivision of Part of Lot No. 6 of Map of Forest Park Land Improvement Company, which Resubdivision is of record in Book 4885, Page 175, Register's Office of Davidson County, Tennessee, and described more particularly as follows:

Beginning at an iron pin in the southwestern corner of Reserved Parcel "A" at said Resubdivision of record in Book 4855, Page 175, said Register's Office; thence northerly 75.3 feet, more or less, thence along western boundary of Reserved Parcel "A" to a point at the intersection of the southern boundary of property owned by Mary Louise Frist Barfield of record in Book 4948, Page 939, said Register's Office ("Barfield Property"); thence eastwardly along a line extending the southern boundary of the Barfield property to a point on the westerly boundary of Lot No. 1 of said Resubdivision; thence southerly along the eastern boundary of Reserved Parcel "A" 75 feet, more or less, to a point in the southern boundary of Reserved Parcel "A"; thence westwardly 29.88 feet,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-18-702-B

more or less, along the southern boundary of Reserved Parcel "A" to the point of beginning.

Being the same property conveyed to Elizabeth D. Canale by Warranty Deed from Mary Lee Copp, recorded January 27, 2012 in Instrument No. 2012127-0007900, Register's Office for Davidson County, Tennessee. (as to Tract I)

Being the same property conveyed to Elizabeth D. Canale by Quitclaim Deed from Mary Lee Copp, recorded January 14, 2013 in Instrument No. 20130114-0004469, Register's Office for Davidson County, Tennessee. (as to Tract II)

Robert B. Eadie, Jr. joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOWLING SQUARE, as recorded in Plat Book 4660, Page(s) 44 and Plat Book 5200, Page 73.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BOWLING SQUARE Condominium of record in Book 4724, Page 753 , as amended by instrument(s) of record in Book 4932, Page 150; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 702 Bowling Avenue #B Nashville TN 37215
and 0 Forrest Park Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2018.

Elizabeth D. Canale

Robert B. Eadie, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth D. Canale and Robert B. Eadie, Jr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018