WARRANTY DEED

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$148,000.00.

Affiant

Subscribed and sworn to before me this 25th day of July, 2018

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kristina L Wood	SAME	060-16-0-111.00
901 E Old Hickory Blvd		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Travis R. Dillard and Monica R. Dillard husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristina L. Wood**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the north 61 1/2 feet of Lot No. 27 on the plan of Jaywood Heights, Section III, not of record, and described according to a copy of a plan made by W. W. Turner Company, Engineers, March 14, 1947 as follows:

Beginning at a point on the westerly margin of Jones Avenue, at the northwest corner of the property conveyed to T. W. Street and wife, Beulah Mai Street, by deed from Mark Buford, as of record in Book 1540, Page 609, Register's Office for said County, said beginning point being the common corner of Lot Nos. 26 and 27; thence with the line between said lots, westwardly 712 feet to the easterly line of H. W. Kepple property; thence with Kepple's east line, southwardly 61 1/2 feet; thence eastwardly 700 feet more or less; to the westerly margin of Jones Avenue; thence with the westerly margin of said Avenue, northwardly 61.5 feet to the beginning.

Being the same property conveyed to Travis R. Dillard and Monica R. Dillard, husband and wife from IRA Innovations, LLC fbo James Cary IRA, by Warranty Deed on May 2, 2014,of record in Instrument Number 20150326-0026009 Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 06016011100, which are not due until 10/1/2018.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6807, Page 845 and Book 4157, Page 9811, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2716 Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 116628 DEEDWARR
07/16/2018 10:50:30 AM 2 pgs
Fees: $13.00 Taxes: $547.60
20180716-0068756

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

WITNESS our hands this July 5, 2018.

Travis R. Dillard

Monica R. Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Travis R. Dillard and wife, Monica R. Dillard** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 5, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for** registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY