WARRANTY DEED

Bill Garrett Davidson County
Batch# 119068 DEEDWARR
07/23/2018 08:51:30 AM 2 pgs
Fees: $13.00 Taxes: $917.60
20180723-0071235

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $248,000.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 2018.

Notary Public
My Commission expires: 8/5/19
(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:
Travis Dillard	SAME	063-16-OB-192.CO
1108 Dawnwood Drive		
Old Hickory, TN 37138		

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, **Ray S. Hinson and wife, Barbara L. Hinson,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Travis Dillard and Monica R. Dillard, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 274 on the Plan of Hampton Park (formally Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Page 550, 551, and 552 and Certificate of Correction of record in Book 7462, page 445, and by an Amendment to change name of record in Book 8181, page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Barbara L. Dotson by Deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc., dated March 27, 1998 of record in Book 10878, page 301, Register's Office for Davidson County, Tennessee. Barbara L. Dotson married Ray S. Hinson on 10/27/2000 and is now known as Barbara L. Hinson. Further conveyed by Quitclaim Deed to Ray S. Hinson and Wife, Barbara L. Hinson from Barbara L. Dotson now known as Barbara L. Hinson, dated November 1, 2013, of record in Instrument Number 20131108-0116195, 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 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 550, 551 and 552, Register's Office Davidson County, Tennessee.
- Plat corrected in Book 7462, page 445, and Book 8181, page 112, Register's Office for Davidson County, Tennessee
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8336, page 393, Book 7462, page 445 Register's Office for Davidson County, Tennessee.

This is improved property known as: **1108 Dawnwood Drive, Old Hickory, TN 37138**

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.

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 20, 2018.

Ray S. Hinson

Ray S. Hinson

Barbara L. Hinson

Barbara L. Hinson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ray S. Hinson and wife, Barbara L. Hinson** to me known to be the persons 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 20, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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.

Julie Coone

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.