Karen Johnson Davidson County
Batch# 211271 DEEDWARR
03/28/2019 02:39:47 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20190328-0028190

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2019.

Notary Public:
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
John E. Wilson 4429 Thomasville Rd Chapmansboro, TN 37035	New Owner	081-07-0-529.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Flora M Dillard, an unmarried woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **John E. Wilson**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 24 and the northerly 11-2/3 feet of Lot No. 23 on the Plan of Maple Grove, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 and the northerly 11-2/3 feet of Lot No. 23 join each other and front together 45 feet on the westerly side of 10th Avenue North, formerly Maple Street, and run back between parallel lines 174 feet to Owen Street.

BEING the same property conveyed to Charles E. Dillard, Jr. and wife, Flora M. Dillard by Warranty Deed from Mary Louise Haley, dated 8/23/77 and recorded 9/2/77 in Book 5192, Page 670, Register's Office for Davidson County, Tennessee. The said Charles E. Dillard, Jr. is deceased leaving Flora M. Dillard as the surviving tenant.

This conveyance is subject to:.

Subject to all existing easements and all other matters shown on plat of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1817 10th Avenue South, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 28th day of March, 2019.

Flora M. Dillard

Flora M Dillard

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Flora M Dillard, the 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 28th day of March, 2019.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman

