Karen Johnson Davidson County
Batch# 224490 DEEDWARR
05/01/2019 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20190501-0040370

#34696

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34696-03-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Douglas L. Dillingham Affiant Subscribed and sworn to before me this 30th day of April, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
HR Investments, LLC 6209 Vosswood Drive Nashville, TN 37205	HR Investments, LLC 6209 Vosswood Drive Nashville, TN 37205	Map and Parcel No.: 103 01 0 121 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, **Pamela Sharpe, Jeffrey E. Dillingham, Jeannie M. Hansford and Douglas L. Dillingham**, each as to an individual one fourth (1/4) interest ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **HR Investments, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 823 Watts Lane, Nashville, TN 37209.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of April, 2019.

Pamela Sharpe

Pamela Sharpe

Jeffrey E. Dillingham

Jeffrey E. Dillingham

Jeannie M. Hansford

Jeannie M. Hansford

Douglas L. Dillingham

Douglas L. Dillingham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Sharpe, Jeffrey E. Dillingham, Jeannie M. Hansford, and Douglas L. Dillingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2019.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

EXHIBIT "A"

TRACT I:

Being in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northwesterly part of Tract No. 4 on the Map showing Division of Jackson Place on Charlotte Pike, as of record in Book 1130, page 59, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Watts Lane, as now located at a point in the dividing line between Tracts 3 and 4 in said Subdivision; thence southerly with the line between Tracts 3 and 4, 200 feet; thence easterly 108 feet; thence northerly 200 feet to the south margin of Watts Lane; thence westerly with said Lane, 112 feet to the beginning.

TRACT II:

Being in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Tract No. 4 on the Map showing Division of Jackson Place on Charlotte Pike, as of record in Book 1130, page 59, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Watts Lane, at the northeast corner of the property conveyed to Therel J. Gentry and wife, by deed of record in Book 2640, Page 136; thence with the southerly margin of said Lane, easterly 8 feet to a point at the northwest corner of the property conveyed to Milton P. Smith and wife, as of record in Book 3253, Page 169; thence with Smith's westerly line, South 11 degrees 45' East 192.5 feet more or less to a point; thence North 14 degrees 45' West 10 feet to the southeast corner of the property conveyed to Therel J. Gentry and wife, above referred to; thence with Gentry's easterly line, North 14 degrees 45' West 182.5 feet to the point of beginning.

Being the same property conveyed to Henry L. Dillingham, Jr. and wife, Juanita M. Dillingham by deed dated October 18, 1962 from Therel J. Gentry and wife, Ara L. Gentry of record in Book 3459, page 369, Register's Office for Davidson County, Tennessee. The said Juanita M. Dillingham having since died on June 8, 2011 leaving Henry L. Dillingham, Jr. as surviving tenant by the entirety. By Quitclaim Deed dated January 21, 2016 of record in Instrument No. 20160216-0014657, Register's Office for Davidson County, Tennessee, Henry L. Dillingham, Jr. (formerly married) conveyed subject property to Henry L. Dillingham, Jr., unmarried. Henry L. Dillingham, Jr. having since died on April 20, 2017 leaving a Last Will & Testament filed for Probate in Docket No. 17P-873, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Pamela Sharpe, Jeffrey E. Dillingham , Jeannie M. Hansford and Douglas L. Dillingham. By Executor's Quitclaim Deed dated October 25, 2017 of record in Instrument No. 20171103-0113004, Register's Office for Davidson County, Tennessee, Pamela Sharpe, as Executrix of the Estate of Henry Leslie Dillingham, Jr., deceased, conveyed subject property to Pamela Sharpe, Jeffrey E. Dillingham, Jeannie M. Hansford and Douglas L. Dillingham each a one-fourth (1/4) undivided interest as tenants in common, without rights of survivorship. Henry L. Dillingham, Jr. and Henry Leslie Dillingham, Jr. were one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 103 01 0 121 00.
2. All matters appearing on the Plan of record as Book 1130, page 59, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

