WARRANTY DEED

Karen Johnson Davidson County
Batch# 257555 DEEDWARR
07/16/2019 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20190716-0069575

File No.: ALW-19-1707-UNITE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2019

Notary Public

MY COMMISSION EXPIRES: 5/5/2020

(AFFIX SEAL)

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Dilworth and Julie Dilworth	NEW OWNER	104-16-0M-005.00CO
(NAME)	(NAME)	
2121 BELMONT BLVD, UNIT 1		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RICHARD PILKINGTON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LEE DILWORTH AND JULIE DILWORTH**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit E, as established by Declaration Establishing 1707 BLAIR BOULEVARD CONDOMINIUM, as shown on plat of record in Instrument No. 20180220-0016128, re-recorded in Instrument No. 20180222-0016772, Amended in Instrument Nos. 20180913-0090987 and 20181220-0124135, and made applicable as to Unit E in Third Amendment to the Declaration Establishing 1707 Blair Boulevard Condominium, Exhibit 1, in Instrument No. 20190425-0038222 as corrected by Scrivener's Affidavit in Instrument No. 20190509-0043659, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Richard Pilkington, a married man, by Warranty Deed from Heath Island Group, LLC, a Tennessee limited liability company, recorded on the 6th day of April, 2017, in Instrument No. 20170406-0033969, in the Register's Office of Davidson County, Tennessee.

Subject Property is not the principal or marital residence of grantor, his spouse, or dependents as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 1707 Blair Blvd., Unit E, Nashville, TN 37212
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 15th day of July, 2019.

Richard Pilkington

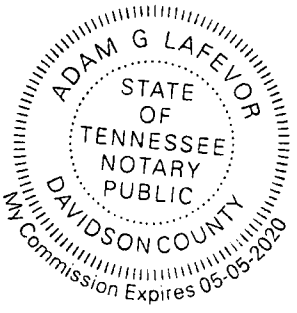
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Pilkington, the within named bargainor, 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 the 15th day of July, 2019.

Notary Public
My Commission Expires: 5/5/20

(SEAL)



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

