RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912273

Karen Johnson Davidson County
Batch# 265520 DEEDWARR
08/02/2019 09:59:07 AM 2 pgs
Fees: $13.00 Taxes: $869.13
20190802-0076504

WARRANTY DEED

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

Coreen Hewcomb
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2019.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Dillard P.O. Box 218002 Nashville, TN 37221-8002	New Owner	053-16-0-176.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars ($234,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DONNA HUBER, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GARY DILLARD**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Final Plat of King Court Subdivision, Section Three, of record in Book 7900, page 958, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description

Being the same property conveyed to Donna Huber, unmarried, by Warranty Deed from Christopher L. Sloan and wife, Katherine I. Robinson-Sloan, dated 11/9/2016, recorded 11/14/2016, of record in Instrument No. 20161114-0119685, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 638 Kingsway Drive, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of July, 2019.

Donna Huber

DONNA HUBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Donna Huber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of July, 2019.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON