This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 276403 DEEDWARR
08/26/2019 12:19:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190826-0085639

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DAVID HUMPHERY DILLARD III, Trustee ROBIN HOCK DILLARD, Trustee DAVID AND ROBIN DILLARD LIVING TRUST dated July 31, 2019 5033 Briarwood Drive Nashville, TN 37211	Same	147-09-0 112.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F])

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DAVID HUMPHERY DILLARD III

Sworn to and subscribed before me this 20 day of August, 2019.

Notary Public

My Commission Expires: 10/23/21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, DAVE DILLARD, being one and the same as DAVID HUMPHERY DILLARD III and wife, ROBIN DILLARD, being one and the same as ROBIN HOCK DILLARD, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to DAVID HUMPHERY DILLARD III and ROBIN HOCK DILLARD, TRUSTEES of the DAVID AND ROBIN DILLARD LIVING TRUST, dated July 31, 2019, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated,

which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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 Grantees 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 Grantees, 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 OUR HANDS this 20 day of August, 2019.

By: _____
DAVE DILLARD

_____
ROBIN DILLARD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVE DILLARD and ROBIN DILLARD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee, this 20 day of August, 2019.

_____
NOTARY PUBLIC
My Commission Expires: 10/23/21

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, TN, being Lot No. 196 on the Plan of Caldwell Country Estates, Section One, of record in Plat Book 2663, Pages 68 and 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dave Dillard and wife, Robin Dillard by Warranty deed from Joe H. Miles, Jr., and wife, Marcia P. Miles of record in Book 9678, page 78, of Register's Office for Davidson County, Tennessee.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 1788, Page 108, Book 2802, page 369, Easements of record in Book 6548, page 73, Book 1133, page 610 and Book 1237, page 371, and all matters shown on the Plan of Record.

This improved property, known as: 5033 Briarwood Drive, Nashville, TN 37211.