Name and Address of New Owner:
Travis Dillard
1108 Dawnwood Drive
Nashville, TN 37138

Send Tax Bills To:
Travis Dillard
1108 Dawnwood Drive
Nashville, TN 37138

This Instrument Prepared By:

Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 081-06-0-185

Karen Johnson Davidson County
Batch# 308168 DEEDWARR
10/30/2019 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20191030-0111313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald S. Pardue and Nancy S. Pardue, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Travis Dillard,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, to-wit:
TRACT NO. 3: (081-06-185.00) Being Lot No. 31 on the Plan of Normal Heights, Section 2, of record in Book 2330, Page 54, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald s. Pardue and wife, Nancy S. Pardue, by QuitClaim Deed from Peggy Ann Pardue, a Widow, dated December 28, 2001 of record in Instrument No. 20011228-0144221, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 2330, Page 54, Register's Office for said County.

This is improved property known as: 2615 Buchanan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of October, 2019.

Ronald S. Pardue (SEAL)
Ronald S. Pardue

Nancy S. Pardue (SEAL)
Nancy S. Pardue

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 23rd day of October, 2019, before me personally appeared Ronald S. Pardue and Nancy S. Pardue, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of October, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Julie Coone
Notary Signature
My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle Lee Sumner
(Affiant)

Sworn to and subscribed before me this
23rd day of October, 2019.

Julie Coone
Notary Public
My commission expires: 6-24-2023
File No. 2019-388

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

201910300111313

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY