Name and Address of New Owner:
Kristina Wood
901 E. Old Hickory Blvd.
Madison, TN 37115

Send Tax Bills To:
Kristina Wood
901 E. Old Hickory Blvd.
Madison, TN 37115

This Instrument Prepared By:

Lawyer's Title and Escrow, LLC
145 Maple Row Boulevard
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 309132 DEEDWARR
10/31/2019 09:52:39 AM 6 pgs
Fees: $33.00 Taxes: $595.70
20191031-0111932

Map & Parcel No: 043-11-0-161.00

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, **Charlene Dillon, a widow, Tina Ross, a married woman, and Wilma Dillon, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kristina Wood, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 2 on the 2nd Revised Plan of Myatt-Eagan Subdivision of Lots 2 and 3 of Anderson Estates, of record in Plat Book 1424, page 150, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terry Lee Dillon, Lany W. Dillon and Ronnie Bruce Dillon by Quitclaim deed from Anita Faye Short of record in Instrument No. 20031222-0181719, Register's Office for Davidson County, Tennessee, dated December 22, 2003 and recorded on December 22, 2003. Ronnie Bruce Dillon having died on September 24, 2010, Lanny W. Dillon having died on April 07, 2018, and Terry Lee Dillon having died on July 12, 2018, leaving as their heirs at law Wilma Dillon, Charlene Dillon, and Tina Dillon Ross.

Being also known as 111 Larchmont Drive Nashville, Tennessee 37115.

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.

Charlene Dillon

Tina Ross

Wilma Dillon

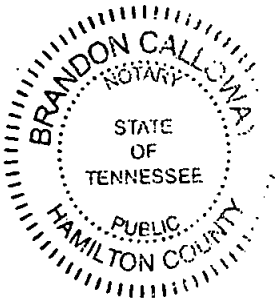
Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and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

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of October, 2019.

Charlene Dillon

Tina Ross

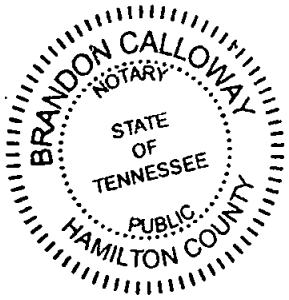
Wilma Dillon



STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Hamilton
BC

On this 23rd day of October, 2019, before me personally appeared Charlene Dillon, 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.



Notary Signature
My commission expires: December 29, 2021

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ ~~Hamilton~~
BC BC BC

On this ~~23~~ day of October, 2019, before me personally appeared Wilma Dillon, 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 ~~23~~ day of October, 2019.
BC

Notary Signature
BC
My commission expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

On this ___ day of October, 2019, before me personally appeared Tina Dillon Ross, 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 ___ day of October, 2019.

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

On this ____ day of October, 2019, before me personally appeared Charlene Dillon, 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 ____ day of October, 2019.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22 day of October, 2019, before me personally appeared Wilma Dillon, 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 22 day of October, 2019.

Traci Sellers
Notary Signature
My commission expires:

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22 day of October, 2019, before me personally appeared Tina Dillon Ross, 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 22 day of October, 2019.

Julianne Lovell
Notary Signature
My commission expires: 5-2-22

JULIANNE LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

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 $161,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 7-3-23
File No. 2019-10

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY