WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,750.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 338093 **DEEDWARR**
01/03/2020 08:53:10 AM 2 pgs
Fees: $13.00 Taxes: $642.88
20200103-0000698

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James W. Tiller 2473 Baker Road Goodlettsville, TN 37072	James W. Tiller HWY 70, East White Bluff, TN 37187	006-00-0-036.04

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David Alexander Downard, individually and as administrator of the Estate of David C. Downard, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James W. Tiller, and wife, Melissa A. Tiller, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 16 of the unrecorded subdivision of the Myers property on Bakers Station Road, in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Odo E. Rhodes, as follows:

Beginning at a point in the center of Bakers Station Road, a common corner to Tract #15, thence with the line of Tract #15, north 46 degrees east 656 feet to a point in the right of way line of the L & N R.R.; thence north 43 degrees 30 minutes west with said L & N R.R. 150 feet to a point and common corner to Tract #17; thence with Tract #17, south 65 degrees 15 minutes west 551 feet to the center of Bakers Station Road; thence south 15 degrees east 340 feet to a point at the intersection of Buck Branch Road; thence continuing with the center of Bakers Station Road, south 52 degrees 30 minutes east 127 feet to the point of beginning and containing 4.10 acres, more or less.

Being the same property conveyed to David Downard by Warranty Deed from Visuvaling Vilvarajah, unmarried, dated 05/11/2009 and recorded 05/15/2009, of record in Instrument 200905150044653, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David C. Downard by Quitclaim Deed from Mary Denise Fyke, dated 07/01/2011 and recorded 10/06/2011, of record in Instrument 201110060077817, Register's Office for Davidson County, Tennessee.

The said David C. Downard died testate on January 8, 2019, leaving the said property to David Alexander Downard as evidenced by a will of record in Sumber County Chancery Court, Case Number 2019-PR-34.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2473 Baker Road, Goodlettsville, TN 37072

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 my/our hand(s) this the 30th day of December, 2019.

David Alexander Downard

David Alexander Downard, administrator of the estate of David C. Downard

David Alexander Downard, Administrator of the Estate of David C. Downard

STATE OF TENNESSEE

COUNTY OF Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Alexander Downard, individually and as administrator of the Estate of David C. Downard with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st day of December, 2019.

Notary Public

My Commission Expires: Sept. 13, 2020

(SEAL)

WENDY L. HILL
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires Sept. 13, 2020