BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 430084 DEEDWARR
07/02/2020 11:47:38 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200702-0071823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF July, 2020.

_____
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Dillingham and Vickie L. Dillingham	New Owner	
(NAME)	(NAME)	
1315 Highway 70		102 15 0 030.00
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JULIE C. MEIER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. DILLINGHAM AND VICKIE L. DILLINGHAM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Brook Meade, Section VI, as of record in Book 2331, Pages 3 and 4, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael T. Meier and Julie C. Meier, Husband and wife by Warranty Deed from Michael J. Harty, Jr. and Laura McCabe Harty, husband and wife of record in Book 9482, Page 610, in the Register's Office of Davidson County, Tennessee, dated September 29, 1994 and recorded on October 03, 2003.

Being the same property conveyed to Julie C. Meier by Quitclaim Deed from Michael T. Meier of record in Instrument No. 20030716-0099834, in the Register's Office of Davidson County, Tennessee, dated July 16, 2003 and recorded on July 16, 2003. Julie C. Meier having since married and divorced on August 12, 2003, by Final Divorce Decree recorded in Docket No. 99D-3579, In The Fourth Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 748 Newberry Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 hand this 1 day of July, 2020

Julie C. Meier

JULIE C. MEIER

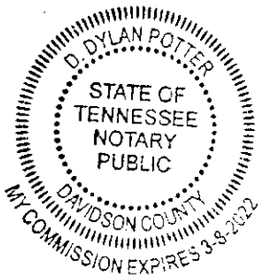
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie C. Meier, the bargainor, 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 official seal this 1st day of July, 2020.

Commission expires:



Notary Public