Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3542

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of December, 2020

Notary Public

Commission Expires: 12/29/2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Allie L. Capp 1508 Lillian Street Nashville, TN 37206	New Owner	083-13-0-446.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Jamie Pillsbury and Desiree Delahoussaye Pillsbury, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allie L. Capp

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. 161, Block R on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie Pillsbury and Desiree Delahoussaye Pillsbury, husband and wife by Warranty deed from Nathan Travis Moore and Shannon Hatmaker Moore, husband and wife of record in Instrument No. 20140815-0074058 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 15, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1508 Lillian Street, Nashville, TN 37206

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 so 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.

Karen Johnson Davidson County
Batch# 530949 DEEDWARR
12/11/2020 10:19:28 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20201211-0145352

Dated this the 8th day of December, 2020.

Jamie Pillsbury

Desiree Delahoussaye Pillsbury

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jamie Pillsbury and Desiree Delahoussaye Pillsbury** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga (city), Tennessee this 8th day of December, 2020.

Notary Public
My Commission Expires: 12/29/2021

(Notary Seal)

