THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April 2021.

Notary Public

MY COMMISSION EXPIRES: Jan 8. 2024

(AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 628190 DEEDWARR
05/04/2021 09:14:04 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20210504-0059430

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HC Holdings, LLC	NEW OWNER	
P. O. Box 90680		07013014700
Nashville, TN 37209		
(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, **Ronald A. Dillard, married, Claudia F. Grant, married, John E. Dillard, unmarried, and Patrick W. Dillard, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HC Holdings, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 63 on the Map of Haley's Subdivision of part of Block 5 in the G.T. Sheegog's Subdivision of Bordeaux, Nashville, Tennessee, of record in Plat Book 547, Page 155, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 63 is described as follows: Beginning on the westerly side of River Drive at the corners of Lots Nos 9 and 63, running thence in a westerly direction 165 feet to a dead line; thence running in a southerly direction 51 feet to the corners of 63, 43 and 44; thence running in an easterly direction 140 feet to the westerly margin of River Drive; thence in a northerly direction, following the curve of River Drive 90 feet to the beginning.

Being the same property conveyed to Ronnie A. Dillard, Claudia F. Grant, John E. Dillard and Patrick W. Dillard by Quitclaim deed from Lonnie E. Dillard, Jr., a single person of record in Instrument No. 20181113-0111592 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on November 13, 2018.

The above described property has never been the residence of any of the Grantors.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3101 River Drive, Nashville, TN 37218.**

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 our hands this the 30th day of April, 2021.

Ronald A. Dillard

Claudia F. Grant by Ronald A. Dillard, Attorney-in-Fact

John E. Dillard by Ronald A. Dillard, Attorney-in-Fact

Patrick W. Dillard by Ronald A. Dillard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Ronald A. Dillard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Claudia F. Grant, John E. Dillard and Patrick W. Dillard**, as their Attorney in Fact, as the free act and deed of the within named **Claudia F. Grant, John E. Dillard and Patrick W. Dillard.**.

Witness my hand and official seal this the 30th day of April, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public