#5298
Bo713

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Mindy Kitchen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2003.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard V. Toole	Mortgage Resources, Inc.	47-8-115
(NAME)	(NAME)	
7013 Bonnafair Drive	404 BNA Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37217	
(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, Sean P. Gilbert and Lisa M. Gilbert, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard V. Toole unmarried, 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, TN, Being Lot No. 647, on the Plan of Hermitage Hills, Section 7 as of record in Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Sean P. Gilbert and wife, Lisa M. Gilbert by deed of record in Book 10808, Page 226, said Register's Office.

This instrument is executed on behalf of Sean P. Gilbert by Kendra Cooke as his Attorney In Fact pursuant to recorded Power of Attorney of record in instrument #200304300057675 in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 7013 Bonnafair Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 04/30/03 10:41 2pgs
Fees:13.00 Taxes:397.75

20030430-0057676

Witness my/our hand(s) this 14th day of April, 2003.

Sean P. Gilbert by Kendra Cooke

Sean P. Gilbert by Kendra Cooke his Attorney-In-Fact

X Lisa M. Gilbert atty.-in-fact

Lisa M. Gilbert

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 Lisa M. Gilbert 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2003.

Commission expires:

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES MAY 28, 2006

Beth Triplett

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 14 day of April, 2003, before me personally appeared Kendra Cooke , the person who executed the foregoing instrument on behalf of Sean P. Gilbert and who acknowledged that Kendra Cooke executed the same as the free act and deed of the said Sean P. Gilbert, through Power of Attorney granted Kendra Cooke by the said Sean P. Gilbert.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2003.

Commission expires:

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

Beth Triplett

Notary Public