WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/03 08:47 2pgs
Fees:13.00 Taxes:915.75

20030903-0127269

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$247,500.00**

Nicolas Jon Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2003.

Shannon Philbin
Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicolas Williams	**Franklin American Mortgage Company**	**155-16-A-334CO**
(NAME)	(NAME)	
1425 Trace Ridge Lane	**501 Corporate Centre Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37067**	
(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, **GREG GILLESPIE AND WIFE, DEE GILLESPIE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicolas **WILLIAMS AND WIFE, MELISSA WILLIAMS**, 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. 11, on the Plan of Traceside, Section Nine, of record in Instrument No. 200001030000455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Greg Gillespie and wife, Dee Gillespie by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 200005230051581 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **1425 Trace Ridge Lane, Nashville, TN 37221**

(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.

Witness our hands this 22 day of August, 2003.

Greg Gillespie

Dee Gillespie

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Greg Gillespie and Dee Gillespie, the bargainors, 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 Nashville, Tennessee this 22 day of August, 2003.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007