WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$143,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — SHANNON PHILBIN — DAVIDSON COUNTY, TENN. — My Commission Expires JULY 21, 2007

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
Nicole Gergler	CTX Mortgage Company LLC	**142-0-61**
(NAME)	(NAME)	
332 Bellevue Road	PO Box 199113	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75219	
(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, **STEPHEN R. GAINES AND WIFE, LAURA ELLEN GAINES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE GERGLER, 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, Tennessee, described according to a survey by Campbell, McRae and Associates, dated June 22, 1994 as follows:

Beginning at a point in the north margin of a railroad right-of-way being the northwest corner of this tract, and the southeast corner of the Charles Johnson property described in Deed Book 5892, Page 427; thence with the Johnson line north 272 feet plus or minus to a point; thence 117 feet east with the boundary of the Westward Winds Subdivision described in Book 3700, Page 32, to a point; thence South 28 degrees 30 minutes west 267.8 feet to a point of the north margin of a railroad right-of-way; thence 149 feet west with the northern margin of the railroad right-of-way to the point of beginning.

Being the same property conveyed to Stephen R. Gaines, unmarried and Laura E. McGrath, unmarried by deed from Jamie L. Hadley, a single person of record in Instrument No. 20030226-0025296 Register's Office for Davidson County, Tennessee. The same Laura E. McGrath is now known as Laura Ellen Gaines.

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 **332 Bellevue Road, 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 1st day of November, 2004.

Stephen R. Gaines by James F. Pilkerton, III attny in fact
Stephen R. Gaines
By: James F. Pilkerton, III his Attorney in Fact

Laura E. Gaines by James F. Pilkerton, III attny in fact
Laura E. Gaines
By: James F. Pilkerton, III her Attorney in Fact

Davidson County DEEDWARR
Recvd: 11/03/04 08:08 2pgs
Fees:13.00 Taxes:529.10
20041103-0132122

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James F. Pilkerton, III with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Stephen R. Gaines and Laura Ellen Gaines, and being authorized to act on behalf of said persons, he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



Return To:

Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067