B0464

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/04 15:03 2pgs
Fees:13.00 Taxes:74.00
20041109-0135307

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$20,000.00**

Affiant

Subscribed and sworn to before me this 22nd day of October, 2004

Notary Public
My Commission expires: 4/9/06
Affix Seal

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| RD Enterprises, LLC<br>1916 8th Avenue South<br>~~115 Penn Warren Drive, Suite 300-181~~<br>Nashville, TN 37203<br>~~Brentwood, TN 37027~~ | SAME | 120-13-0-038.00 |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kathie Maria Fuller, Sole Heir-at-Law of George E. Gambill**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **RD Enterprises, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being a part of a division of a 4.42 Acre Tract in the 2nd Civil District formerly part of the E.E. Crittenden Farm and described in Deed Book 1345, page 254, Register's Office for Davidson County, Tennessee, described according to a survey by Hal R. Swann, Jr., Surveyor, made September 21, 1955, as follows:**

**Said Lot or parcel of land fronts 125 feet on the southerly side of Currey Road and extends back between lines, 425 feet on the westerly side and 425.28 feet on the easterly side, to a dead line in the rear on which it measures 140.3 feet.**

**Being the same property conveyed to George E. Gambill and wife, Virginia T, Gambill, by deed from Edward Tuggle and wife, Marie Tuggle, on August 11, 1960, of record in Book 3104, page 281, Register's Office for Davidson County, Tennessee. And further conveyed to George E. Gambill by Quitclaim Deed from Virginia T. Gambill on November 3, 1983, of record in Book 6192, page 920, said Register's Office. The said George E. Gambill having since died on August 5, 2004, leaving said property to Kathy Maria Fuller, his sole heir-at-law.**

The property is subject to the following:

- Easement for Sanitary Sewer and Storm Drainage of record in Book 5227, page 205, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1207 Currey Road, Nashville, TN 37217**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 22, 2004.

**The Heir-at-Law of George E. Gambill**

**BY:** Kathie Maria Fuller
**Kathie Maria Fuller, Sole Heir-at-Law**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kathie Maria Fuller, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Sole Heir-at-Law for George E. Gambill, the within named bargainor(s), and that he/she as such Sole Heir-at-Law being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name George E. Gambill, the bargainor(s), by the said Kathie Maria Fuller, Sole Heir-at-Law.

WITNESS my hand and seal, this 28th day of October, 2009.

NOTARY PUBLIC My Commission Expires: 5/23/06

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.