File No. 250500513

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,874.00

Amanda Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-4-06

(AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave. South, Ste, 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Gardner	~~Paul Gardner~~ ABN AMRO Mortgage Group Inc	147-11-22
(NAME)	(NAME)	
618 Whispering Hills Dr.	2600 W. Big Beaver Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Phillip R. Pistole, and Wife, Jana Lisa Pistole, as tenants by the entirety with right of survivorship,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul E. Gardner and Melanie Gardner,** HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 60 on the plan of Parkview Estates, Section 1, of record in Plat Book 3300, Page 87, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Phillip R. Pistole and wife, Jana Lisa Pistole as tenants by the entitities with the right of survivorship by Quitclaim Deed from Phillip R. Pistole of record in Book 8296, page 464, Register's Office for Davidson Count, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 618 Whispering Hills Dr., Nashville, TN 37211
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 my/our hand(s) this 27th day of May, 2005.

Davidson County DEEDWARR
Recvd: 06/01/05 14:10 2 pgs
Fees:13.00 Taxes:665.53

20050601-0061800

Phillip R. Pistole

Jana Lisa Pistole

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PHILLIP R. POSTOLE AND WIFE, JANA LISA PISTOLE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THE EXECUTION OF THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

Witness my hand at office this 27th day of May, 2005.

Commission expires: 11/2/05

Notary Public

File Number: 250500513

RETURN TO:

Sidwell Title
4900 Thoroughbred Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05