Davidson County DEEDWARR
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Fees:13.00 Taxes:401.45

20050607-0064876

File No. 250500146

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Edward L Houser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

EXPIRATION DATE: 10-12-08

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Houser	US Bank Home Mortgage	75-08-162.00
(NAME) 680 Frankfort	(NAME) 814 Church Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, Tennessee 37203	
(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, We,

Bruce R. Gill & wife Susan F. Gill, Trustee U/A/D/ July 29, 1997 of the Gill Joint Revocable Living Trust Agreement,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward L. Houser and Retha N. Houser, husband and wife.

HEREINAFTER CALLED THE GRANTEE(S). Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 528, Tulip Grove, Section 9, as shown by plat of record in Plat Book 4675, Page 135, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bruce R. Gill and wife, Susan F. Gill, Trustees U/A/D 07/29/1997, of the Gill Joint Revocable Living Trust Agreement, by Quitclaim Deed from Bruce R. Gill and wife, Susan F. Gill, dated July 29, 1997, filed for record on August 26, 1997, in Deed Book 10581, Page 585, Register's Office for Davidson County, 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 680 Frankfort, 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 GRANTEE(S), 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), 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 24th day of May, 2005.

Bruce R. Gill, Indiviually

Gill Joint Revocable Living Trust

By: Bruce R. Gill Trustee

Bruce R. Gill, Trustee

Susan F. Gill, Individually

By: Susan F. Gill, trustee

Susan F. Gill, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bruce R. Gill and wife, Susan F. Gill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5/24/2005.

My Commission Expires: EXPIRATION DATE: 10-12-08

Notary Public

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bruce R. Gill and wife, Susan F. Gill as Trustees of the Gill Joint Revocable Living Trust, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5/24/2005.

My Commission Expires: EXPIRATION DATE: 10-12-08

Notary Public

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand at office this 24th day of May, 2005.

Commission expires:

Notary Public

File Number: 250500146

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075