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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/06 12:28 2 pgs
Fees:13.00 Taxes:999.00
20060118-0006659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/27/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Baird	COUNTRYWIDE HOME LOANS	MAP 131-07-0/ GROUP B/ PARCEL 258.00-CO
(NAME) 4400 BELMONT PARK TERRACE	(NAME) POST OFFICE BOX 961206, FTWX-22	
#258 (ADDRESS) NASHVILLE, TENNESSEE 37215	(ADDRESS) FORTWORTH, TX 76161	
(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, **Anne R. Gillig, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Baird**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 258 on the Plan of Arden Place, Section X, as of record in Book 5210, page 218, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roy W. Gillig and wife, Anne R. Gillig by warranty deed of Jennifer A. Rucker, unmarried, of record in Book 9782, page 748, said Register's Office. The said Roy W. Gillig has since deceased: therefore title is vested in Anne R. Gillig by operation of law.

THIS CONVEYANCE IS SUBJECT TO: (1) 2006 Taxes constitute a lien against said property, but are not yet due and payable. (2) Subject to any and all matters shown on the Plat of Arden Place, Section X, of record in Book 5210, page 218, Register's Office of Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, said Register's Office. (4) First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4819, page 564, said Register's Office. (5) Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4916, page 277, said Register's Office. (6) Third Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5019, page 942, said Register's Office. (7) Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5091, page 66, said Register's Office. (8) Fifth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5129, page 120, said Register's Office. (9) Sixth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5163, page 384, said Register's Office. (10) Seventh Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5231, page 375, said Register's Office. (11) Eighth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5351, page 592, said Register's Office. (12) Ninth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5514, page 636, said Register's Office. (13) Restrictive Covenants of record din book 4628, page 473, said Register's Office. (14) Articles of Incorporation of Arden Place Home Owners Association, Inc. of record in Book 4749, page 635, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4400 Belmont Park Terrace #258, Nashville, TN 37215
(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 my hand this 17 day of January, 2006.

Anne R. Gillig
Anne R. Gillig

By: Leigh Gillig, attorney in fact
Leigh Gillig, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Leigh Gillig, Attorney-in-Fact, for Anne R. Gillig, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Anne R. Gillig, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument Number 20051109-0135677, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee this 17th day of January, 2006.

Commission expires: 1-25-06

Notary Public