WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Mark Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2006.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/07/06 10:47 2 pgs
Fees:13.00 Taxes:329.30
20060407-0040313

B-4977

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark W. Gilbert	NEW OWNER	134-00-0-122.00
(NAME)	(NAME)	
534 Space Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Bradley I. Williams, married, and Stanley J. Williams, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark W. Gilbert and wife, Jill L. Gilbert as to a sixty percent (60%) undivided interest, and James Phillip Holland as to a forty percent (40%) undivided interest, 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 lying in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, and being bound on the south by the northerly right-of-way line of Antioch Pike, on the west by the property of Lowell T. Street, et ux, of record in Book 7368, page 463, Register's Office for said County, on the north by the property of George Realty, L.L.C., of record in Instrument No. 20060103-0000648, said Register's Office, and on the east by the property of Ali M. Zalfaghari, of record in Instrument No. 20060127-0010858, said Register's Office, and being more particularly described according to a Boundary and Topographic Survey dated March 12, 2006 and prepared by Stanley K. Draper, Tennessee Registered Land Surveyor, No. 2389, as follows:

Beginning at an iron pin (new) in the northerly right-of-way line of Antioch Pike, being a common corner with said Zalfaghari property; thence with said right-of-way line, a curve to the left having a central angle of 02 deg. 22' 09", a radius of 1934.86', chord bearing and distance, N 45 deg. 54' 58" W, 80.00', along an arc length of 80.00' to an iron pin (new), being the southeasterly corner of the Street property; thence with said Street property, N 33 deg. 55' 40" E, 150.00' to an iron pin (old), being a point in the southerly line of said George Realty property; thence with said property, S 45 deg. 55' 00" E, 80.00' to an iron pin (old), the northwesterly corner of said Zalfaghari property; thence S 33 deg. 55' 46" W, 150.00' to the point of beginning.

Being the same property conveyed to Bradley I. Williams and Stanley J. Williams, by deed from Joyce Turner and husband, C. B. Turner, Gloria Johnson and husband, Andy C. Johnson, Ronald Wheeler and wife, Betty Wheeler and Donald Wheeler and wife, Sandra Wheeler, of record in Book 9099, page 316, said Register's Office, and by Quitclaim Deed from Joyce Turner and husband, C. B. Turner, Gloria Johnson and husband, Andy C. Johnson, Ronald Wheeler and wife, Betty Wheeler and Donald Wheeler and wife, Sandra Wheeler, of record in Book 10176, page 709, said Register's Office.

The Grantors do hereby warrant, covenant and certify that the subject property is not their homestead as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1248 Antioch Pike, 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 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 6th day of April, 2006.

Bradley I. Williams

Stanley J. Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley I. Williams and Stanley J. Williams, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of April, 2006.

My commission expires: 11/10/08

Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027