WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 10:26 2 pgs
Fees:13.00 Taxes:333.00

20060714-0084904

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2395

Box 18B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber L. Gilmore	Guaranty Trust Company	46-41
(NAME)	(NAME)	
4996 Bull Run Road	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Murfreesboro, TN 37129-1218	
(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, Ernest Louallen II and wife, Deonna Louallen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amber L. Gilmore, unmarried, 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 in the Thirteenth Civil District off Davidson County, Tennessee, described according to a copy of a survey off Tract No. 15 E. E. Brown Farm, of record in Book 161, Page 171, R.O.D.C. Tennessee, by Ralph W. C. Lambert, surveyor, dated November 6, 1955, as follows:

Beginning at a spike in the center of Bull Run Road, said spike being south 47 degrees 07' 180 feet from spike in the center of Bull Run Road, the southeast corner of the property conveyed to Walter D. Whittemore and wife, by deed from Rufus Gallaher, Jr. and wife, of record in Book 2448, Page 166, R.O.D.C. Tennessee; thence N 41 degrees 45' W 225 feet to a point; thence S 30 degrees 37' E 90 feet to an Iron pin; thence S 40 degrees 41 W 200 feet to a spike in the center of Bull Run Road; thence N 47 degrees 07' W 90 feet to the point of beginning.

Being the same property conveyed to Ernest Louallen, II and Deonna Clement, by Warranty Deed dated January 28, 2002, from Roger D. Smiley and Phyllis A. Smiley, husband and wife, and Shane A. Smiley, as of record in Instrument No. 20020222-0022869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4996 Bull Run Road, Ashland City, TN 37015

(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 13th day of July, 2006.

Ernest Louallen II

Deonna Louallen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest Louallen, II and Deonna Louallen, 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 Nashville, Tennessee this 13th day of July, 2006.

Commission expires: 11/14/09

Notary Public

