WARRANTY DEED

MARILYN K. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: AUGUST 16, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Veronica Victory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2006.

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: August 16, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Hurst	David B. Hurst	087-05-0A-106.00 CO
(NAME)	(NAME)	
5611 Royal Court	5611 Royal Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, I/WE, **Linda J. Gaskill, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Hurst, 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 Davidson County Tennessee, being all of Lot No. 134, Final Plat, Farmingham Woods, Phase III, of record in Plat Book 7900, Page 554, Register's Office for said County,* to which reference is hereby made for a more complete and accurate description of said lot. *(a P.U.D. with its boundary plat at Book 7900, page 173, Register's Office for Davidson County)

BEING the same property conveyed to Linda J. Gaskill, married by deed of record in Book 9777, Page 648, Register's Office for said County.

Clifton Gaskill executes this document with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to Declaration of Covenants, Restrictions and Conditions of record in Book 8238, Page 176, Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426, Book 8702, Page 528, Book 9006, Page 409, Book 9006, Page 414, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 5611 Royal Court, 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 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 6th day of September, 2006.

Clifton Gaskill

Linda J. Gaskill

Davidson County DEEDWARR
Recvd: 09/18/06 12:35 2 pgs
Fees:13.00 Taxes:499.50

20060918-0115138

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 6th day of September, 2006, before me personally appeared Michael Bannister (known to me or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda J. Gaskill and Clifton Gaskill and who upon his or her oath acknowledged that he executed the same as the free act and deed of the said Linda J. Gaskill and Clifton Gaskill, through Power of Attorney granted him by the said Linda J. Gaskill and Clifton Gaskill, of record in Instrument #__ 200609180115137____, Register's Office for said County.

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

Commission expires: August 16, 2008

Marilyn K. Fisher Notary Public



MY COMMISSION EXPIRES:
AUGUST 16, 2008