File No. 260600214

WARRANTY DEED

Return To:
GRISSIM TITLE - ESCROW, LLC
2309 CREST MOOR RD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 10/04/06 14:22 2 pgs
Fees:13.00 Taxes:443.63

20061004-0123276

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: June 29, 2009

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher L. Conrad and Robin M. Henderson	New South Federal Savings Bank	Map 05-0-A
(NAME)	(NAME)	Parcel 233.00
1212 Idlewild Place	210 Automation Way, MSN 49730	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 49730	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Kimberly Gillespie,* married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristopher L. Conrad, unmarried and Robin M. Henderson, unmarried, as tenants in common with expressed rights of survivorship,** 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:

* Kimberly Gillespie and Kimberly A. Gillespie are one and the same person.

Land in Davidson County, Tennessee, Being all of Lot No. 17 on the Plan of Revised Idlewild Court, as of record in Plat Book 6250, Page 563, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberly A. Baez, unmarried, by deed from Daniel A. Neal and wife, Deborah Neal, dated July 30, 2001, of record in Instrument No. 20010807-0084558, corrected and re-recorded in Instrument No. 200201110005142, Register's Office for Davidson County, Tennessee. The said Kimberly A. Baez, now being known as Kimberly A. Gillespie.

Real property taxes for the year 2006 and thereafter, a lien, not yet due and payable; Restrictive Covenants of record in Book 6514, Page 516, and Book 6620, Page 308; Charter of Homeowners Association of record in Book 6629, page 167; Quitclaim deed to the Homeowners Association for common area of record in Book 6620, page 311; Sanitary Sewer Easement of record in Book 6956, page 107; Sanitary sewer and/or storm drainage easement of record in Book 5151, page 286, and Book 4337, page 832, all in Register's Office of Davidson County, Tennessee.

Randy Gillespie, spouse of Kimberly Gillespie, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that he may have in said property, including but not limited to the marital interest.

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 1212 Idlewild Place, Madison, TN 37115
(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 I do covenant with the said GRANTEES that I am 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 myself, my 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/our hands this 15 **day of September, 2006.**

Kimberly Gillespie
Kimberly Gillespie

Randy Gillespie
Randy Gillespie

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kimberly Gillespie** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.
** and Randy Gillespie

Witness my hand at office this 15 **day of September, 2006.**

Commission expires: June 22, 2009

Linda V Jones
Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 260600214

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