20B

File No. 271000922

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/07 10:49 2 pgs
Fees:13.00 Taxes:619.75

20071102-0129415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$167,500.00**

Michael R. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2007.

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Russell	Countrywide Bank, FSB	Map 4 Parcel 85
(NAME) 8180 Whites Creek Pike	(NAME) 801 Cresent Centre Drive, Suite 510	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James L. Gilbert and wife, Judith B. Gilbert,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Russell and wife, Deborah Russell, and Michelle D. Anglea, Married,

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 1 on the Plan of Robert Waller Property, of record in Book 4660, Page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 119.5 feet on the Northeasterly margin of Whites Creek Pike and extends back 369.76 feet on the Northwesterly line and 370.0 feet on the Southeasterly line to a broken line in the rear, measuring 119.5 feet thereon.

Being the same property conveyed to James L. Gilbert and wife, Judith B. Gilbert by Warranty Deed dated February 16, 2005, from William R. Chester, Jr. and wife, Cynthia Gail Chester, of record by Instrument No. 20050217-0018148 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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 8180 Whites Creek Pike, Joelton, TN 37080
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of October, 2007.

James L. Gilbert

Judith B. Gilbert

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 James L. Gilbert, and wife Judith B. Gilbert the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of October, 2007.

Commission expires: August 23, 2011

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

File Number: 271000922

RETURN TO:
AmTitle & Escrow
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Goodlettsville, TN 37072