WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/08 16:18 2 pgs
Fees:13.00 Taxes:490.25

20080204-0011760

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-29-08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Pickern	AmTrust Bank	01815001900
(NAME)	(NAME)	
535 Moncrief Avenue	1801 East Ninth Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Cleveland, OH 44114	
(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, **MARIA B. GAMBLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY PICKERN AND HUSBAND, TIMOTHY PICKERN**, 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 Lot No. 1 on the Resubdivision of Lots 43, 44 and 45 of Moncrief Subdivision, not of record, described according to a survey made by Southern Land and Associates dated August 11, 1977, as follows:

BEGINNING on the southerly margin of Moncrief Avenue at the West corner of the Jernigan property of record in Book 4621, page 131, Register's Office for Davidson County, Tennessee; thence with said Jernigan's property line South 41 degrees 03' East 324.85 feet; thence South 48 degrees 56' West 185.58 feet; thence North 56 degrees 28' West 417.56 feet to the southeasterly margin of Moncrief Avenue; thence with the same around a curve having a radius of 270 feet northeasterly 165.11 feet; thence continuing with said Avenue North 72 degrees 48' East 147.62 feet to the beginning.

This is the same description as in previous deed of record.

Being the same property conveyed to David W. Gamble, Sr. and wife, Maria B. Gamble by deed from Leonard W. Ballou and wife, Geneiva W. Ballou of record in Instrument Number 20030502-0058740, Register's Office, Davidson County, Tennessee. The said David W. Gamble, Sr. now being deceased.

This conveyance is subject to any and all easements and minimum building setback lines of record.

unimproved ☒

This is improved ☐ property, known as 535 Moncrief Avenue, Goodlettsville, TN 37072
(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 30th day of January, 2008.

Maria B. Gamble
Maria B. Gamble

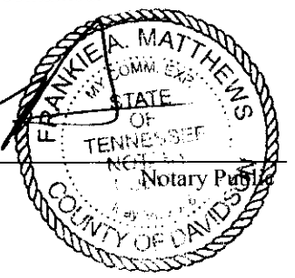
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Maria B. Gamble the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House, Tennessee this 30th day of January, 2008.

Commission expires: 5-24-08



Notary Public