WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/08 08:34 2 pgs
Fees:13.00 Taxes:1320.90

20080310-0023603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 20, 2008 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY R. GRAY	New Owner	064-03-0A-002
(NAME) 4033 Brandywine Pointe Blvd.	(NAME) Same	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, GUARDIANSHIP AND TRUSTS CORPORATION AS CONSERVATOR FOR IMOGENE KILGORE, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY R. GRAY, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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. 67 on the Revised Plat of Phase One, Section 1, Brandywine Pointe Subdivision, as of record in Book 7900, Page 171, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Millard J. Kilgore and wife, Imogene Kilgore, Millard J. Kilgore being deceased as of February 7, 2004, by deed from Jack L. Byers and wife, Bobby J. Byers of record in Book 9364, Page 375 dated June 1, 1994, in the Register's Office for Davidson County, Tennessee, Imogene Kilgore having now has a conservator appointed on her behalf, being Guardianship & Trust Corp., by Letter of Conservatorship issued March 29, 2007, by the Seventh Circuit Court of Davidson County, said conservator being authorized to execute this deed by said court in the Order issued February 22, 2008 In the Matter of Conservatorship for Imogene Brown Kilgore, docket no. 06P1777.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4033 BRANDYWINE POINTE BLVD OLD HICKORY, TN 37138
(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, his heirs and assigns forever; and I do covenant with the said GRANTEE 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 7th day of March,, 2008.

GUARDIANSHIP AND TRUSTS CORPORATION
AS CONSERVATOR FOR IMOGENE KILGORE
BY:

CHRISTINE ROYER, ASSOCIATE EXECUTIVE DIRECTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, CHRISTINE ROYER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the ASSOCIATE EXECUTIVE DIRECTOR of GUARDIANSHIP AND TRUSTS CORPORATION, the within named bargainer, a Corporation, and that she as such ASSOCIATE EXECUTIVE DIRECTOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by herself as such ASSOCIATE EXECUTIVE DIRECTOR.

Witness my hand and official seal at Nashville, TN this 7TH day of March, 2008.

Commission expires: 01/24/2009

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212