File No. 280601000

WARRANTY DEED

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-09
WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $129,900.00

DeAnna Gwyn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DA OF JULY, 2008.

Hugh B Shoulders
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/11/08 13:50 3 pgs
Fees:18.00 Taxes:480.63
20080811-0082477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Gillilan	JP Morgan Chase Bank, NA	065-09-066.00
(NAME)	(NAME)	
4857 Whittier Drive	P.O. Box 569763	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75356	
(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, I, Tammie R. Smith-Dawson and husband Joseph McLamb Dawson, III, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Travis Gillilan and wife, Kelly Gillilan, 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:

Being Lot No. 100 on the Plan of Section Three, Sherwood Forest, as of record in Plat Book 4460, Page 81, 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 Tammie R. Smith by Quitclaim Deed dated October 25, 2004 from Carey L. Smith of record in Instrument number 20041209-0146893, Register's Office for said County. Tammie R. Smith having since married and now known as Tammie R. Dawson. and Tammie R. Smith-Dawson.

Subject to all matters as set forth on the plat of record in Plat Book 4460, Page 81, Register's Office of said County.

This property is not a marital property and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Joseph McLamb Dawson, III joins in this conveyance to convey any and all rights he may have in this property.

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.

unimprove ☐

This is improve ☒ property, known as 4857 Whittier Drive, 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(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 July, 2008.

Tammie R. Smith-Dawson

Joseph McLamb Dawson, III

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tammie R. Smith-Dawson and Husband, Joseph McLamb Dawson, III 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 July, 2008.

Commission expires: 11.28.09

Notary Publi

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 280601000

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Return to:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217
08-0863

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.