WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-6626

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Gilbert Jr.	SAME	Map 142-4-A
(NAME) 220 Robin Hill Road	(NAME)	Parcel 173 CO
(ADDRESS) Nashville, TN 37205	(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, **DARRELL G. PICKETT AND JESSIE R. PICKETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES GILBERT JR. AND LISA M. KING, TENANTS IN COMMON,** 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 Unit No. 173 on the Plan of Belle Forest of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Geneva Sue Pickett, unmarried, by deed from W. B. Bragg, unmarried, of record in Book 7009, page 185, said Register's Office. Geneva Sue Pickett has since died intestate, and Darrell G. Pickett and Jessie R. Pickett are the heirs at law of Geneva Sue Pickett pursuant to Petition for Letters of Administration filed July 31, 2008, Docket No. 08P-1227, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 167, said Register's Office; (c) restrictive covenants of record in Book 5438, page 699, Book 6082, page 866 and Instrument #20020321-0034877, said Register's Office; and (d) sewers, ingress and egress agreement of record in Book 5074, page 945, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 214 Old Hickory Boulevard Unit 173, Nashville, Tennessee 37221
(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.

Davidson County DEEDWARR
Recvd: 09/03/08 13:29 2 pgs
Fees:13.00 Taxes:222.00
20080903-0090259

Witness our hands this 2 day of September, 2008.

Darrell G. Pickett

Jessie R. Pickett
By Darrell G. Pickett, His Attorney in Fact

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 Darrell G. Pickett, the bargainor, 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 Nashville, Tennessee this 2 day of September, 2008.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of September, 2008, before me personally appeared Darrell G. Pickett, to me known to be the person who executed the foregoing instrument on behalf of Jessie R. Pickett and acknowledged that he executed the same as the free act and deed of Jessie R. Pickett.

Witness my hand and official seal at Nashville, Tennessee this 2 day of September, 2008.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public