WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Sandra L. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

NOTARY PUBLIC STATE OF TENNESSEE JOHN GREGORY HARDEMAN Exp. 3/2/09 DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra L. Adams	Realty Mortgage Corporation	
(NAME) 1112 Woodvale Drive	(NAME) 580 W. Crossville Road, Suite 103	131-4-118
(ADDRESS) Nashville, TN 37204	(ADDRESS) Roswell, GA 30075	
(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, **LLOYD EDWARD GAW, JR., TRUSTEE OF THE LLOYD EDWARD GAW TRUST, UNDER AGREEMENT DATED JUNE 20, 2006 AND LLOYD EDWARD GAW, JR. AND RICHARD A. GAW AND SUSAN JEANNETTE GAW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA L. ADAMS, UNMARRIED,** 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. 19 of Block 17, on the Plan of College Park, as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Lloyd E. Gaw and Jeannette A. Gaw, as tenants in common by deed from Lloyd E. Gaw and Jeannette A. Gaw, of record in Book 8818, page 774, Register's Office for Davidson County, Tennessee.

Jeanette Arnold Gaw has died, her will being duly probated in the Seventh Circuit Court for David County, Tennessee, Probate Division (Docket No. 95P-912)

Being part of the same property conveyed to Lloyd E. Gaw, L. Edward Gaw and Richard A. Gaw, Co-Trustees under the Will of Jeannette Arnold Gaw by deed from L. Edward Gaw, Jr. and Richard A. Gaw, Co-Executors of the Estate of Jeannette Arnold Gaw, of record in Book 10081, page 174, Register's Office for Davidson County, Tennessee.

Lloyd E. Gaw has died, his will being duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 08P424).

Being the same property conveyed to Lloyd Edward Gaw, Jr., Richard A. Gaw and Lloyd Edward Gaw, Jr., Trustee of the Lloyd Edward Gaw Trust under Agreement dated June 20, 2006, as to an undivided 50% interest by deed from L. Edward Gaw, Jr. and Richard A. Gaw, Co-Executors under the Will of Lloyd Edward Gaw, dated June 20, 2008, of record as Instrument No. 20080624-0064829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. Edward Gaw, Richard A. Gaw and Susan Jeannette Gaw, as to an undivided 50% interest by deed from L. Edward Gaw and Richard A. Gaw, Co-Trustees under the Will of Jeanette Arnold Gaw, dated June 20, 2008, of record as Instrument No. 20080624-0064830, Register's Office for Davidson County, Tennessee.

This is not and has never been the principal place of residence of the Grantors named herein.

Davidson County DEEDWARR
Recvd: 10/17/08 11:41 2 pgs
Fees:13.00 Taxes:884.30
20081017-0104536

unimproved ☐

This is improved ☒ property, known as 1112 Woodvale Drive, Nashville, TN 37204

(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 our hands this 16th day of October, 2008.

Richard A. Gaw

Lloyd Edward Gaw, Jr., Trustee

Susan Jeannette Gaw

Lloyd Edward Gaw, Jr.

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 Lloyd Edward Gaw, Jr. and Richard A. Gaw and Susan Jeannette Gaw, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 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

Personally appeared before me, the undersigned notary public, Lloyd Edward Gaw, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Lloyd Edward Gaw Trust, Under Agreement Dated June 20, 2006, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2008.

Commission expires:

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

Notary Public