MEB 08-1114

RETURN TO: **WARRANTY DEED**

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Linda E. Faul
Affiant

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

Carla Johnson
Notary Public

MY COMMISSION EXPIRES: 10.17.2011
(AFFIX SEAL)

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Wilkerson	Jason Wilkerson	06-8-73.00, 63-8-74.00
8125 Whites Creek Pike ~~0 Hadleys Bend Boulevard & 0 University Avenue~~	(NAME) 8125 Whites Creek Pike	
(NAME) Joelton TN 37080 ~~Old Hickory, TN 37138~~	(ADDRESS) Joelton TN 37080	
(ADDRESS) (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/23/08 13:00 3 pgs
Fees:18.00 Taxes:140.60
20081223-0122367

For and in 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, **Alvin Gilbert, a married, man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Wilkerson, married** , 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:

TRACT I - Land in Davidson County, Tennessee, being Lots 2, 4, 6 and 8, BLOCK A-1, HADLEY BEND CITY, as shown on plat of record in Plat Book 421, Page 120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Alvin Gilbert by Quitclaim Deed from Nellie Gilbert, recorded on the 6th day of October, 2004 in Instrument No. 20041006-0120481, re-recorded in Instrument No. 20041230-0154668 (part of), in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Samuel Gilbert by deed from J.W. Denis, Trustee, of record in Book 1645, Page 461, Register's Office for Davidson County, Tennessee; the said Samuel Gilbert having since died, survived by wife, Nellie Gilbert, and children Mamie Bender and Alvin Gilbert as stated in Affidavit of Heirship Instrument Number 20040923-0114981. Mamie Bender and Alvin Gilbert conveyed their interests in this same property to Nellie Gilbert by deed of record Instrument Number 20040923-0114984, Register's Office for Davidson, Tennessee.

And

TRACT II - Land in Davidson County, Tennessee, being Lots 1, 3 and 5, BLOCK A-1, HADLEY BEND CITY, as shown on plat of record in Plat Book 421, Page 120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Nellie Gilbert to Alvin Gilbert as recorded on the 6th day of October, 2004 in Instrument No. 20041006-0120481, re-recorded at Instrument No. 20041230-0154668 (part of). Being the same property conveyed to Samuel Gilbert by Deed from J.W. Denis, Trustee, of record in Book 1645, Page 461, Register's Office for Davidson County, Tennessee; the said Samuel Gilbert having since died, survived by wife, Nellie Gilbert, and children Mamie Bender and Alvin Gilbert as stated in Affidavit of Heirship Instrument Number 20040923-0114981. Mamie Bender and Alvin Gilbert

conveyed their interest in this same property to Nellie Gilbert by deed of record Instrument Number 20040923-0114984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved **X**
This is improved ☐ property, known as O Hadleys Bend Boulevard, & 0 University Avenue, Old Hickory, TN 37138

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, has 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 pluarl, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of December, 2008.

Alvin Gilbert

Alvin Gilbert

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, Alvin Gilbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of December, 2008.

Carla Johnson

Notary Public

My commission expires: 12-17-2011

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Dawn D. Chase 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.

Dawn D. Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Marie Montague

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).