File No. 290700515

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/5/2012

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/13/09 09:00 3 pgs
Fees:18.00 Taxes:699.30
20090813-0076145

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esther Gonsales	New South Federal Savings Bank, ATIMA	
(NAME) 1048 Fitzpatrick Road	(NAME) P. O. Box 202028	MAP/PARCEL 10804018500
(ADDRESS) Nashville, TN 37214	(ADDRESS) Florence, SC 29502	
(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, **WE, Donald D. Gillespie and Carolyn S. Gillespie, both unmarried, as joint tenants with right of survivorship**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Esther Gonsales, an unmarried woman,** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 355 on the Plan of LARCHWOOD, SECTION SEVEN, as shown by plat of record in Plat Book 6900, Page 274, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald D. Gillespie and Carolyn S. Phillips, both unmarried as joint tenants with right of survivorship, by Deed dated June 29, 1990, from SB & MG Corporation and filed for record on July 16, 1990, in Book 8152, Page 842, Register's Office for said County.

The said Carolyn S. Phillips having since married to Donald D. Gillespie is now known as Carolyn S. Phillips Gillespie.

The said Carolyn S. Phillips and Carolyn S. Gillespie are one in the same person.

Restrictive Covenants of record in Book 7216, Page 574, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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.

unimproved ☐

This is improved ☒ property, known as 1048 Fitzpatrick Road, Nashville, TN 37214
(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), HER 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), HER 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 10th day of August, 2009.

Donald D. Gillespie

Carolyn S. Gillespie

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald D. Gillespie and Carolyn S. Gillespie, both unmarried, as joint tenants with right of survivorship,, 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.

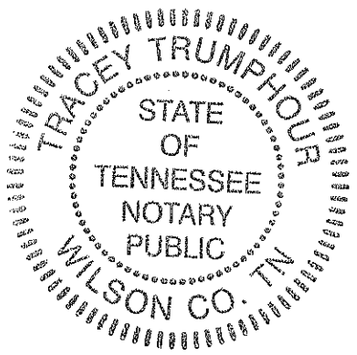
Witness my hand and official seal at Mt Juliet, Tennessee, this 8/10/2009.

My Commission Expires: 11.28.09

Notary Public

File Number: 290700515

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

