File No. 290800162

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090069384 DEEDWARR
Recvd: 10/12/09 09:38 2 pgs
Fees:13.00 Taxes:266.40
20091012-0094577

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Brenda Shelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2009.

Julie A. Adams
Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Holly A. Gilbert | Regions Bank d/b/a Regions Mortgage | 04116002400 |
| (NAME) | (NAME) | |
| 1112 Tuckahoe Dr. | 2050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Birmingham, AL 35244 | |
| (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 , The Estate of Margaret F. Pierce, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Holly A. Gilbert and Robert Wayne Gilbert, Jr., wife and husband, hereinafter called the grantee(s), 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. 131 on the Plan of Bellshire Estates, Section V, of record in Book 2133, Page 114, Register's Office for 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 Margaret F. Pierce, Individually by Deed dated August 26, 1981, filed, September 1, 1981, from Margaret F. Pierce, Executrix of the Estate of Ethel B. Brooks, of record in Book 5789, Page 842, Register's Office for Davidson County, Tennessee. The said Margaret F. Pierce died July 15, 2008. Her beneficiaries under the Last Will & Testament and Affidavit as to Heirs of record in Instrument No. 20080718-0073929, Registers Office for Davidson County, Tennessee are: Roger Pierce, Ronald T. Bay, Randy L. Pierce, James E. Pierce, Karen Spurlock, Candace M. Glass and Buddy R. Nelson.**

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID No. 04116002400

Subject to all matters as set forth on the plat of record in Plat Book 2133, Page 114, Register's Office of said County.

Affidavit as to Heirs as shown of record in Instrument No. 20080718-0073929, Register's Office for Davidson County, Tennessee.

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 x property, known as 1112 Tuckahoe Dr., Nashville, TN 37207
(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), 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), 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 18th day of September, 2009.

Roger Pierce
Roger Pierce

Ronald T. Bay by Roger Pierce
Ronald T. Bay by Roger Pierce, Attorney in Fact

Randy L. Pierce by Roger Pierce
Randy L. Pierce by Roger Pierce, Attorney in Fact

James E. Pierce by Roger Pierce
James E. Pierce by Roger Pierce, Attorney in Fact

Candace M. Glass by Roger Pierce
Candace M. Glass by Roger Pierce, Attorney in Fact

Karen Spurlock by Roger Pierce
Karen Spurlock by Roger Pierce, Attorney in Fact_

Buddy R. Nelson by Roger Pierce
Buddy R. Nelson by Roger Pierce, Attorney in Fact_

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Roger Pierce, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 18th day of September, 2009.

Witness my hand at office this 18th day of September, 2009.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger Pierce, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Ronald T. Bay, Randy L. Pierce, James E. Pierce, Karen Spurlock, Candace M. Glass and Buddy R. Nelson, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 18th day of September, 2009.

Commission expires:

Notary Public

**File Number: 290800162**

**RETURN TO:**
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

2005