Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2009

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO. ALICIA R. HAMILTON

AV-09-117

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Mashburn	New Owner	
117 Newton Nook aka 6201 Williams Grove	(NAME) Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		172-13-A-30.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDALL L. GILL AND WIFE, LAJUANA C. GILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER J. MASHBURN AND KATHRYN H. MASHBURN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 99, WILLIAMS GROVE, SECTION ONE, as shown on plat of record in Plat Book 9700, Pages 580-582, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Randall L. Gill and wife, LaJuana C. Gill by Warranty Deed from John M. Paul and wife, Tammy M. Paul, recorded on the 26th day of April, 2006 in Instrument No. 20060426-0047566, in the Register's Office of Davidson County, Tennessee.

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

This instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20091117-0105816, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 117 Newton Nook aka 6201 Williams Grove Drive, Brentwood, Tennessee 37027
(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), their 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), 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 my/our hand(s) this 13th day of November, 2009.

Randall L Gill by Ty Villager AIF
Randall L. Gill
by Troy Villager, Attorney in Fact

LaJuana C Gill by Ty Villager AIF
LaJuana C. Gill
by Troy Villager, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090078173 DEEDWARR
Recvd: 11/17/09 12:34 2 pgs
Fees:13.00 Taxes:1258.00
20091117-0105817

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of November, 2009 before me personally appeared Troy Villager to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Randall L. Gill and LaJuana C. Gill and who acknowledged he/she/they executed the same as the free act and deed of the said Randall L. Gill and LaJuana C. Gill.

Witness my hand and official seal, this the 13th day of November, 2009.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530