This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090707

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle RCN-6
Birmingham, AL 35244

New Owner is:
Sekvan Bamarne
628 Huntington Ridge Drive
Nashville, TN 37211

BOX 13
15466

BILL GARRETT, Davidson County
Trans:T20090082856 DEEDWARR
Recvd: 12/08/09 10:36 3 pgs
Fees:18.00 Taxes:623.45
20091208-0112198

MAP: 161-06-0

PARCEL: 134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Phillip D. Gill, individually and as Personal Representative for the Estate of Daniel D. Gill**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sekvan Bamarne**, **married,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 260 on the Plan of Huntington Park, Section II, as of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 260 fronts 80 feet on the northerly side of Huntington Ridge Drive, and runs back 146.59 feet on the westerly line and 146.96 feet on the easterly line to a dead line and measures 80 feet.

Being the same property conveyed to Daniel D. Gill, a single man and Phillip D. Gill, a married man, by Deed from Daniel D. Gill, single, dated 3/21/02 and recorded 7/22/02 in Instrument Number 0020722-0087447, Register's Office for Davidson County, Tennessee. Subsequently, Daniel D. Gill having died on February 24, 2009. Phillip D. Gill makes this conveyance individually and as the Personal Representative of the Estate of Daniel D. Gill, pursuant to Order in Probate Division of Circuit Court of Davidson County, Docket Number 09P-288, entered November 25, 2009.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **628 Huntington Ridge Drive, Nashville, TN 37211**

P.D.G.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30 day of November, 2009.

GRANTOR(S):

Phillip D. Gill

PHILLIP D. GILL, Individually

Phillip D. Gill (Personal Representative)

PHILLIP D. GILL, Personal

Representative of the Estate of

Daniel D. Gill

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **PHILLIP D. GILL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30 day of November, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **PHILLIP D. GILL, as personal representative of the Estate of Daniel D. Gill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30 day of November, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$168,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 30th day of November, 2009.



NOTARY PUBLIC
My commission expires: 1-21-2013