WARRANTY DEED

ET-10-1799

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Bobby Galbraith
Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2010.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Galbraith	Bobby Galbraith	
211 Blue Hills Drive	(NAME) 2300 Hwy 31W ~~211 Blue Hills Drive~~	095-03 61
(ADDRESS) Nashville, TN 37214	(ADDRESS) White House, TN 37188 ~~Nashville, TN 37214~~	
(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 JAMES O. GILBERT AND RICHARD B. GILBERT AND WILLIAM T. GILBERT, HEIRS OF JAMES MATHORIS GILBERT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BOBBY GALBRAITH AND WIFE, ELEANOR GALBRAITH, 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 No. 140 on the Map of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James O. Gilbert, Richard B. Gilbert, and William T. Gilbert by Quitclaim Deed from Edna Ozela Bryan Gilbert, a married woman, dated July 9, 2001, of record at Instrument No. 200107170075747, Register's Office of Davidson County, Tennessee.

James Mathoris Gilbert passed away on October 13, 2009; Edna Bryan Gilbert passed away on July 17, 2001.

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

This property has never been the principal residence of James O. Gilbert, Richard B. Gilbert, or William T. Gilbert.

unimproved ( )
This is improved (X) property, known as 211 Blue Hills Drive, Nashville, Tennessee 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), 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.

BILL GARRETT, Davidson County
Trans: T20100030745 DEEDWARR
Recvd: 05/21/10 11:24 2 pgs
Fees: 13.00 Taxes: 462.50
20100521-0039334

Witness my/our hand(s) this 12th day of May, 2010.

James O. Gilbert

Richard B. Gilbert

William T. Gilbert

STATE OF Tennessee

COUNTY OF Wilson

On this the 12th day of May, 2010, before me personally appeared James O. Gilbert, Richard B. Gilbert, and William T. Gilbert, heirs of James Mathoris Gilbert, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of May, 2010.

Notary Public

My Commission Expires: 04-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520