WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100047959 DEEDWARR
Recvd: 08/04/10 11:15 2 pgs
Fees:13.00 Taxes:851.00

20100804-0061301

RETU
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Janet Wattenbarger	Mary Janet Wattenbarger	Map 114-8-A
(NAME) 504 Cedar Cove	(NAME) 504 Cedar Cove	Parcel 39 CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JENNIFER GILBREATH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY JANET WATTENBARGER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 39 on the Plan of Cedar Crest, Phase II, of record in Plat Book 9700, page 37, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerry Gilbreath and wife, Jennifer Gilbreath, by deed from Bruce M. Hellard and Robin M. Kern of record in Instrument #20030203-0014314, said Register's Office. Jerry Gilbreath conveyed his interest in said property to Jennifer Gilbreath by Quitclaim Deed of record in Instrument #20070831-0105015, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 37, said Register's Office; (c) restrictive covenants of record in Book 7213, page 973, Book 8424, page 405, Book 10086, page 772, Book 10174, page 199 and Instrument #20020823-0102246, said Register's Office; and (d) Bylaws of record in Book 8480, page 693, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 504 Cedar Cove, Nashville, Tennessee 37209

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 2nd day of August, 2010.

Jennifer Gilbreath by Kevin Montgomery, attorney in fact

Jennifer Gilbreath
By Kevin Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2010, before me personally appeared Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Jennifer Gilbreath and acknowledged that he executed the same as the free act and deed of Jennifer Gilbreath .

Witness my hand and official seal at Nashville, Tennessee this 2nd day of August, 2010.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014