39-B

Warranty Deed

BILL GARRETT, Davidson County Trans:T20100071904 DEEDWARR Recvd: 11/12/10 14:23 2 pgs Fees:13.00 Taxes:545.38 20101112-0090907	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $147,400.00. Affiant Subscribed and sworn to before me, this the 29th day of October, 2010. Notary Public My commission expires: 5-6-2012

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael J. Gilbert Jennifer K. Gilbert	Pinnacle National Bank	Map: 133-02
252 Thuss Ave.	150 3rd Ave S., Ste. 900	Parcel: 57
Nashville, TN 37211	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHAWN BLACKNEY AND WIFE, MARGARET BLACKNEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. GILBERT AND WIFE, JENNIFER K. GILBERT**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 27 on the Map of Woodbine Sales Corporation Plan of Lots called Pleasant View, as of record in Book 1130, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shawn Blackney and wife, Margaret Blackney, joint tenants with right of survivorship, by deed from Rita Huffer and husband, Svend D. Thomsen, of record in Instrument 20060923-0118985, Register's Office for Davidson County, Tennessee, dated September 21, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 252 Thuss Ave., Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of October, 2010.

Shawn Blackney

Margaret Blackney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Blackney and Margaret Blackney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2010.

Notary Public

My Commission Expires: 9/9/2014

