BILL GARRETT, Davidson County
Trans:T20110029239 DEEDWARR
Recvd: 05/17/11 10:04 2 pgs
Fees:13.00 Taxes:425.50

20110517-0037567

This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 16 day of May, 2011

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public
My commission expires: 7.29.13

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Spencer Ford<br>1519 Corder Drive<br>Nashville, TN 37206 | ~~New Owner~~<br>Churchill Mtg. Corp<br>756 Old Hickory Blvd | 72-16-247 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lindsey Giltner Wall, Executrix and Sole Devisee of the Estate of Steven Philip Giltner, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Spencer Ford and wife, Megan D. Ford,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *joint tenants

Land in Davidson County, Tennessee, being Lot No. 23, on the Map of Dugger Heights, as shown on plat of record in Book 1424, Page 102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 23 fronts 68 feet on the east side of Corder Drive and runs back between lines, 177.7 feet on the north line and 176.6 feet on the south line to a dead line in the rear measuring 68 feet thereon.

Being the same property conveyed to Steven P. Giltner, unmarried, by deed from Richard Wayne Sells and wife, Lori Evonne Sells, and James E. Sells, as tenants in common, of record in Instrument No. 20030811-0114023, Register's Office for Davidson County, Tennessee. Steven P. Giltner having died on February 1, 2011 with his estate being probated in the Seventh Circuit Court of Davidson County, Tennessee Probate Division Docket No. 11P-170, Lindsey Giltner Wall having been appointed executrix of the estate and having authority to sell subject property. Steven P. Giltner and Steven Philip Giltner are one and the same person.

This property is improved property known as 1519 Corder Drive, Nashville, TN 37206.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of May, 2011.

Lindsey Giltner Wall, EXECUTRIX

Lindsey Giltner Wall, Executrix

Lindsey Giltner Wall, SOLE DEVISEE

Lindsey Giltner Wall, Sole Devisee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lindsey Giltner Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and further stated she is the executrix of the Estate of Steven Philip Giltner, deceased, and has authority to execute this instrument in her capacity as executrix of said estate.

Witness my hand in Franklin, Tennessee, this 16th day of May, 2011.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY