BILL GARRETT, Davidson County
Trans:T20110032309 DEEDWARR
Recvd: 06/01/11 09:29 1 pgs
Fees:13.00 Taxes:588.30
20110601-0041547

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
PO Box 681493
Franklin TN 37068

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) James c. Bilbrey Sr.	(NAME) Same as new owner	Map & Parcel # 09609011800
303 Road (STREET ADDRESS) Kent ~~Rd.~~	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN ~~37206~~ 37214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JAMES C. BILBREY JR. and wife, CINDY W. BILBREY,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **THE JAMES C. BILBREY SR. AND JUDY C. BILBREY REVOCABLE LIVING TRUST AGREEMENT,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Donelson Heights of record in Plat Book 1424, page 35, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James C. Bilbrey Jr. and wife, Cindy W. Bilbrey by deed of record in Book 10592, page 698, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $159,000.00.

Subscribed and sworn to before me this the 31st day of May, 2011.

Affiant

My commission expires: 10/25/14

Notary Public

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

This is improved property known as 303 Kent Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 31st day of May, 2011.

James C. Bilbrey Jr. **Cindy W. Bilbrey**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, in and for said County and State, **JAMES C. BILBREY JR. and wife, CINDY W. BILBREY,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2011.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

Marjorie A. Haines, Notary Public
My Commission Expires: 10/25/14

ENCUMBRANCES:

1. 2011 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Restrictive Covenants contained in instrument of record in Book 1334, page 453, and in Book 1537, page 481, Register's Office, Davidson County, Tennessee.
3. Subject to all matters shown on Plan of record in Plat Book 1424, page 35, Register's Office, Davidson Co, TN.