BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen V. Justice	Simmons First Bank	13210000500
(NAME) 849 Pasadena Drive	(NAME) 401 South Main	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Searcy, AR 72143	
(CITY) (STATE) (ZIP	(CITY) (STATE) (ZIP	

For and in 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, **Paul Lawrence Gilliam, Successor Trustee of the Claire T. Gilliam Revocable Living Trust Agreement dated Sep 10, 2002**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Helen V. Justice, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot C on the Plan of Springdale Estates of record in Plat Book 1835, page 104, 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 Claire T. Gilliam, Trustee of the Claire T. Gilliam Revocable Living Trust UAD September 10, 2002, by deed from Claire T. Gilliam dated September 10, 2002, of record in Instrument Number 20020917-0113183, Register's Office of Davidson County, Tennessee. The said Claire T. Gilliam having since died leaving Paul Lawrence Gilliam, Successor Trustee of the Claire T. Gilliam Revocable Living Trust dated Sep 10, 2002.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20110036634 DEEDWARR
Recvd: 06/20/11 09:46 2 pgs
Fees:13.00 Taxes:1037.85

20110620-0046966

This is improved X property, known as 849 Pasadena Drive, Nashville, TN 37204

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, has 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 our hands this **17th** day of **June, 2011**

Paul Lawrence Gilliam Successor Trustee for

Paul Lawrence Gilliam, Successor Trustee of the Claire T. Gilliam Revocable Living Trust Agreement dated Sep 10, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, Paul Lawrence Gilliam, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the successor trustee of the Claire T. Gilliam Revocable Living Trust Agreement Dated September 10, 2002, and who further acknowledged that he is authorized by said trust agreement to execute the within instrument as successor trustee of said trust.

Notary Public

My Commission Expires: 3/18/14

