WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110044742 DEEDWARR
Recvd: 07/25/11 10:46 2 pgs
Fees:13.00 Taxes:364.45
20110725-0056662

STATE OF TENNESSEE
COUNTY OF DN is sold
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **July, 2011**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Gilkes	Same MTG. Co.	163040A30100CO
(NAME)	(NAME)	
3001 Hamilton Church Road #301	9311 San Pedro, Ste 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(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/WE, Barbara Williams, Samuel P. Sublett and Letta J. Bell being all **The Heirs of Samuel J. Sublett and Barbara Williams**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donna Gilkes**, 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 Unit 301, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No: 20040212-0016945, as amended in Instrument Number 20050701-0075731, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Samuel J. Sublett and Barbara Williams by Warranty Deed from R.J. York Homes, LLC, dated April 21, 2006 of record in Instrument Number 20060426-0047478, Register's Office of Davidson County, Tennessee.

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 ☐
This is improved ☒ property, known as 3001 Hamilton Church Road #301, Antioch, TN 37013

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 **20th** day of **July, 2011**

Barbara Williams, heir of Samuel J. Sublett

Samuel P. Sublett, heir of Samuel J. Sublett

Letta J. Bell, heir of Samuel J. Sublett

Barbara Williams, Individual

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Samuel P. Sublett and Letta J. Bell being heirs of **Samuel J. Sublett** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **July, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Barbara Williams, individual and as heir of Samuel J. Sublett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **July, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON