Please Read & Rtn to:
Faith Title & Escrow, Inc.
2823 Hwy 31, Suite 450
White House, TN 37188

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110074216 DEEDWARR
Recvd: 11/23/11 10:28 2 pgs
Fees:13.00 Taxes:360.57
20111123-0091743

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $97,450.00

Affiant

Subscribed and sworn to before me this 21st day of November, 2011.

Notary Public
My Commission expires: 10/21/13
(Affix Seal)

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Richard Abbott Gilson II	New Owner	133-07-0-200.00
174 Wheeler Avenue		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Richard Abbott Gilson II**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 22 on the plan of Farley Heights, Second Addition, of record in Book 2330, page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Walker, by deed from CitiMortgage, Inc., on June 21, 2011, of record in Instrument Number 20110707-0052135, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 2330, page 100, Register's Office Davidson County, Tennessee.

This is improved property known as: **174 Wheeler Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 18, 2011.

Charles E. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 18, 2011

My commission expires 8/19/14

Notary Public

