WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120020127 DEEDWARR
Recvd: 03/20/12 14:38 2 pgs
Fees:13.00 Taxes:1054.13
20120320-0023702

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1220 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon W. Gilkey	New owner	083-14-0-183
(NAME)	(NAME)	
1624 Fatherland Streetr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Carol A. Hetyey, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon W. Gilkey and Meghan C. Riddle, 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 Lot No. 84, Plan showing the Lindsley Subdivision of the Chadwell Tract as of record in Chancery Court Book 2, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to CAROL A. HETYEY, UNMARRIED, by deed from EDWARD J. FERRARA AND WIFE, FRANCINE FERRARA, of record as Instrument No. 20030519-0067519, dated May 15, 2003, said Register's Office. Then being further conveyed to CAROL A. HETYEY AND DAVA B. NUNLEY, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, by Quitclaim Deed from CAROL A. HETYEY, UNMARRIED, of record as Instrument No. 20061004-0123151, dated September 22, 2006, said Register's Office. Then being further conveyed to CAROL A. HETYEY, UNMARRIED, by Quitclaim Deed from CAROL A. HETYEY AND DAVA B. NUNLEY, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, of record as Instrument No. 20100429-0032583, dated October 12, 2007, said Register's Office.

This conveyance is subject to: 2012 property taxes which are a lien but not yet due and payable; all matters appearing on the Plan showing the Lindsley Subdivision of the Chadwell Tract as of record in Chancery Court Book 2, page 24, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1624 Fatherland Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 15th day of March, 2012.

Carol A. Hetyey by Michael B. McKee Attorney in Fact

Carol A. Hetyey
By: Michael B. McKee, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael B. McKee, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Carol A. Hetyey, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Carol A. Hetyey.

Witness my hand and official seal at Nashville, this 15th day of March, 2012

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14