Davidson County DEEDWARRSP
Recvd: 04/18/12 10:16 3 pgs
Fees:18.00 Taxes:108.12
20120418-0033006

This Special Warranty Deed prepared with information provided by the parties and without a title search.

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $29,221.65.

Heather Wood
Affiant

Subscribed and sworn to before me this the 16 day April of 2012.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
Mark W. Gilbert & Jill L. Gilbert 1248 Antioch Pike Nashville, TN 37211	SAME	**134 00 0 122.00**

THIS SPECIAL WARRANTY DEED is made the 16 day of April, 2012 by **JAMES PHILLIP HOLLAND AND WIFE, DONNA HOLLAND, as to his Forty Percent (40%) undivided interest**, hereinafter collectively "Grantor," to **MARK W. GILBERT AND WIFE, JILL L. GILBERT,** hereinafter collectively "Grantee."

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

LAND LYING in the 28th Councilman District of Nashville, Davidson County, Tennessee, and being bound on the south by the northerly right-of-way line of Antioch Pike, on the west by the property of Lowell T. Street, et ux, of record in Book 7368, page 463, Register's Office for said County, on the north by the property of George Realty, L.L.C., of record in Instrument No. 20060103-0000648, said Register's Office, and on the east by the property of Ali M. Zalfaghari, of record in Instrument No. 20060127-0010858, said Register's Office, and being more particularly described according to a Boundary and Topographic Survey dated March 12, 2006 and prepared by Stanley K. Draper, Tennessee Registered Land Surveyor, No. 2389, as follows:

Beginning at an iron pin (new) in the northerly right-of-way line of Antioch Pike, being a common corner with said Zalfaghari property; thence with said right-of-way line, a curve to the left having a central angle of 02 deg. 22' 09", a radius of 1934.86', chord bearing and distance, N 45 deg. 54' 58" W, 80.00', along an arc length of 80.00' to an iron pin (new), being the southeasterly corner of the Street property; thence with said Street property, N 33 deg. 55', 40" E, 150.00' to an iron pin (old), being a point in the southerly line of said George Realty property; thence with said property, S 45 deg. 55' 00" E, 80.00' to an iron pin (old), the northwesterly corner of said Zalfaghari property; thence S 33 deg. 55' 46" W, 150.00' to the point of beginning.

BEING THE SAME PROPERTY conveyed to Mark W. Gilbert and wife, Jill L. Gilbert as to a sixty percent (60%) undivided interest, and James Phillip Holland as to a forty percent (40%) undivided interest, by Warranty Deed from Bradley I. Williams, married,

and Stanley J. Williams, married, dated April 6, 2006, of record as Instrument No. 20060407-0040313, Register's Office for Davidson County, Tennessee. Recordation of this Special Warranty Deed vests one-hundred percent (100%) fee simple title with Mark W. Gilbert and wife, Jill L. Gilbert.

Donna Holland joins in this conveyance for the sole purpose of conveying any marital interest she may have in said property.

This property is also known as improved property located at 1248 Antioch Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to the matters listed on the attached Exhibit A.

And Grantor further covenants with Grantee that Grantor, their successors and/or assigns, will warrant and forever defend the title to the real property to Grantee, their successors, heirs and/or assigns, as against all acts of the Grantor herein, and every person claiming by through and under Grantor, and no other.

Grantee hereunder accept title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represents and warrants they have conducted their own due diligence with regard to the real property and matters of title related to the real property, and represent and warrant that they have not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN WITNESS WHEREOF, Grantor has set their hand and seal on this 16 day of April, 2012.

GRANTOR:

James Phillip Holland

JAMES PHILLIP HOLLAND

GRANTOR:

Donna Holland

DONNA HOLLAND

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES PHILLIP HOLLAND AND DONNA HOLLAND** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 16 day of April, 2012.

Louis W. Oliver III

Notary Public

My Commission Expires: 02/26/2013

LOUIS W. OLIVER, III
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

EXHIBIT "A"

1. Current year taxes which are a lien, not yet due and payable;
2. All restrictions of record;
3. All easements of record;
4. All visible easements;
5. All matters appearing on the plan of record, if any;
6. All applicable government and zoning regulations.

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3 2015