Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Drennon	Community National Bank	Parcel ID:
1513 Paris Avenue	1609 N. Midland Dr.	11704027100
Nashville, TN 37212	Midland, TX 79703	

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, we

Louis B. Gilbert and wife, Jimalatice Thomas-Gilbert and Louis B. Gilbert, Devisee under the Will of Will Hayse Gilbert

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David Drennon
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:

BEING Lot No. 60 and the west 17 feet of Lot No. 61 on the Plan of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl, dated August 22, 1967.

Said Lot and part of said lot front 50 feet on the southerly side of Paris Avenue and run back between lines 130 feet, along the easterly margin of an alley in the rear on which it measures 44.37 feet.

Being the same property conveyed to Will H. Gilbert and wife, Aline Gilbert by deed from Glen W. Ellis, unmarried, of record in Book 4173, Page 815, said Register's Office, dated September 19, 1967. The said Aline Gilbert died April 29, 2000, and the title is vested in Will H. Gilbert, as surviving tenant by the entirety. The said Will H. Gilbert died testate on January 1, 2010, and the Estate was admitted to Probate as Probate No. 10P32 of record in Probate Court for Davidson County, Tennessee. See also Quitclaim Deed from Will H. Gilbert to Will H. Gilbert and Louis Gilbert of record in Instrument 20021203-0148681, said Register's Office, dated November 29, 2002. See also Quitclaim Deed from Louis B. Gilbert (aka Louis Gilbert) to Louis B. Gilbert and wife, Jimalatice Thomas-Gilbert of record in Instrument 20101018-0083093, said Register's Office, dated October 13, 2010.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1513 Paris Avenue, Nashville, TN 37212

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.

BILL GARRETT, Davidson County
Trans:T20120034102 DEEDWARR
Recvd: 05/09/12 09:03 2 pgs
Fees:13.00 Taxes:1109.63
20120509-0040008

Witness our hands this 4th day of May, 2012.

Louis B. Gilbert

Jimalatice Thomas-Gilbert

Louis B. Gilbert, Devisee under the Will of
Will Hayse Gilbert

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis B. Gilbert and wife, Jimalatice Thomas-Gilbert 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 at Nashville, Tennessee, this 4th day of May, 2012.

My Commission Expires: 11/7/12

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis B. Gibert, Devisee under the Will of Will Hayse Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.