# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120050117 DEEDWARR
Recvd: 07/09/12 09:16 2 pgs
Fees:13.00 Taxes:333.00
20120709-0059847

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/6/15

(AFFIX SEAL):

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste. 100, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ben Gilliland | First Community Mortgage, Inc. | 07507023400 |
| (NAME) | (NAME) | |
| 524 Highland View Drive | 275 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John M. Rodman III and Ronda R. Rodman, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ben Gilliland and Pamela Gilliland, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1-B, on the plan of Zone Lot Division, Lots, 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel's Square, Section One, as recorded in Plat Book 6250, pages 538 thru 543, amending Plat Book 5200, Page 622, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John M. Rodman, III and wife, Ronda R. Rodman and Marion Thurman by Deed from Marion Thurman, dated 04/29/1987 and filed for record on 05/13/1987 in Book 7234, Page 842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Rodman, III and Ronda R. Rodman by Deed from William Lamar Newport, Trustee for the Bankruptcy Estate of Marion Thurman, dated and filed for record on 09/08/1998 in Book 11103, Page 788, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 622, Plat Book 6250, Page 538, Plat Book 6250, Page 539, Plat Book 6250, Page 540, Plat Book 6250, Page 541, Plat Book 6250, Page 542, Plat Book 6250, Page 543, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6619, Page 777, as amended of record in Book 8030, Page 757, Book 11627, Page 594 and Instrument 200706190073174, said Register's Office.
Grant of Easement of record in Instrument 201205210043892, said Register's Office.
Charter of record in Book 7278, Page 891, said Register's Office.
Charter of record in Book 8030, Page 759, said Register's Office.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 524 Highland View Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 3rd day of July, 2012.

John M. Rodman III

Ronda R. Rodman

State of Tennessee
County of Wilson

Personally appeared before me John M. Rodman III and Ronda R. Rodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of July, 2012.

Notary Public
My Commission Expires: 8.3.15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

Mail To

**Parthenon Title Agency**
85 White Bridge Road
Suite 100-B
Nashville,TN 37205