BILL GARRETT, Davidson County
Trans:T20120055342 DEEDWARR
Recvd: 07/27/12 11:24 2 pgs
Fees:13.00 Taxes:468.05
20120727-0066379

6

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Audrey Swartz
412 Springview Drive
Nashville, TN 37214

MORTGAGEE
Fifth Third Mortgage Company
5001 Kingsley Drive, MD: 1MOCBQ
Cincinnati, OH

SEND TAX BILLS
Fifth Third Mortgage Company
5001 Kingsley Drive
MD: 1MOCBQ
Cincinnati, OH 45263

MAP-PARCEL:
MAP 095-11-0
PARCEL 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bruce R. Gill and wife, Susan F. Gill, Trustees and any Successor Trustees, thereto, U/A/D July 29, 1997 of the Gill Joint Revocable Living Trust Agreement,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Audrey Swartz and husband, Joshua Swartz,** 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. 53 on the plan of Cloverdale, as of record in Plat Book 2133, Page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce R. Gill and wife, Susan F. Gill, Trustees U/A/D July 29, 1997 of the Gill Joint Revocable Living Trust Agreement by Quitclaim Deed from Bruce Ray Gill and wife, Susan F. Gill, Individually, dated July 29, 1997, filed for record in Book 10581, Page 575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4277, Page 959; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2133, Page 9, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **412 Springview Drive Nashville, TN 37214.**

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 20th day of July, 2012.

Bruce R. Gill, Trustee

Bruce R. Gill, Trustee

Bruce R. Gill, Individually

Susan F. Gill, Trustee

Susan F. Gill, Individually

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bruce R. Gill, Trustee and wife, Susan F. Gill, Trustee U/A/D July 29, 1997 of the Gill Joint Revocable Living Trust Agreement, and Bruce R. Gill, Individually and wife, Susan F. Gill, Individually the bargainor(s) 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 this 20th day of July, 2012.

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $126,500.00.

AFFIANT

Subscribed and sworn to before me this 20th day of July, 2012.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 5/6/2013