WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/12 11:21 2 pgs
Fees:13.00 Taxes:299.70
20120910-0081776

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $81,000.00.

Affiant

Subscribed and sworn to before me this 24th day of July, 2012

Notary Public
My Commission expires: 8/15/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Teryl Lee Loftis	New Owner	09610010600
2931 Teakwood Drive		
Nashville, TN 37214	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Phillip Todd Gilbert and wife, Jeanna Rhudy-Gilbert**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Teryl Lee Loftis**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 121 on the Plan of Cloverhill Subdivision, Section 2, of record in Plat Book 2133, Page 46, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Phillip Todd Gilbert and wife, Jeanna Rhudy-Gilbert from Phillip Todd Gilbert by QuitClaim Deed on January 27, 2003, of record in Instrument Number 20030127-0010709, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee.
- Easements of record as set forth in instrument recorded in Book 4367, Page 631, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2931 Teakwood Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 24, 2012.

Phillip Todd Gilbert
Phillip Todd Gilbert

Jeanna Rhudy-Gilbert
Jeanna Rhudy Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Phillip Todd Gilbert and wife, Jeanna Rhudy-Gilbert** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2012

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY