WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-12-1345

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Hoke	new owner (NAME)	
1345 Pawnee Trail (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	53-14-96.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DONNA J. GILLROY, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEREK HOKE, unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, MAP OF NAWAKWA HILLS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGES 36 AND 37, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DONNA J. GILLROY, A SINGLE PERSON BY WARRANTY DEED FROM ANDREW L. MCDONALD AND SPOUSE, PARRISH PECK MCDONALD, RECORDED ON THE 14TH DAY OF MAY, 1993 IN DEED BOOK 8949, PAGE 245, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE(S) 36 AND 37; SAID REGISTER'S OFFICE; C) CHANGES IN THE BOUNDARY OF THE LAND RESULTING FROM EROSION OR ACCRETION CAUSED BY THE FLOW OF THE CUMBERLAND RIVER; D) EASEMENT FOR THE FLOW OF THE WATERS OF THE CUMBERLAND RIVER, AND THE RIGHTS OF THE PUBLIC THEREIN; AND E) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1345 Pawnee Trail, Madison, Tennessee 37115
(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 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 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:T20120072337 DEEDWARR
Recvd: 09/25/12 15:32 2 pgs
Fees:13.00 Taxes:699.30
20120925-0087269

Witness my/our hand(s) this 24th day of September, 2012.

Donna J Gillroy by Barbara Jenkins as Attorney in Fact

Donna J. Gillroy by Barbara Jenkins as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of September, 2012, before me personally appeared Barbara Jenkins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donna J. Gillroy and who acknowledged he/she/they executed the same as the free act and deed of the said Donna J. Gillroy.

Witness my hand and official seal, this the 24th day of September, 2012.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/07/2013

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903