Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120087176 DEEDWARR
Recvd: 11/15/12 09:23 2 pgs
Fees:13.00 Taxes:580.90
20121115-0105184

STATE OF TENNESSEE 615-377-3319
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$160,000.00~~ $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luke J. Smallbone	NEW OWNER	172080B00600CO
(NAME)	(NAME)	
1549 Celebration Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Russell D. Gill and wife, Heidi Gill**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Luke J. Smallbone, married and David T. Smallbone, single,**, 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. 6 on the Plan of Revised Final Plat of Bridle Downs, Phase One, as of record in Plat Book 6900, pages 701-703, as corrected by instrument of record in Book 8169, page 240, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Russell D. Gill, unmarried by Deed from Kimberly D. Temple Powers, married, dated 08/27/1999 and filed for record on 09/01/1999 in Book 11645, Page 90, Register's Office for Davidson County, Tennessee. Since then Russell D. Gill having been married to Heidi Gill she will join in the conveyance of this property.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 6900, Page 545, Plat Book 6900, Page 701, Plat Book 6900, Page 702, Plat Book 6900, Page 703, Book 8169, Page 240, said Register's Office.
Restrictions of record in Book 7448, Page 772, as amended of record in Book 8814, Page 631, as amended of record in Book 9818, Page 68, as amended of record in Book 9873, Page 497, said Register's Office.
Storm Water Detention Agreement of record in Book 7266, Page 813, said Register's Office.
Deed of Conveyance of record in Book 7797, Page 477, said Register's Office.
Deed of Conveyance of record in Book 7797, Page 485, said Register's Office.
Charter of record in Book 8814, Page 604, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 8838, Page 980, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 8838, Page 983, said Register's Office.

2012 taxes have been prorated between the Grantor and the Grantee.
Taxes for the year 2012, and subsequent years, a lien not yet due and 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 1549 Celebration Way, Nashville, TN 37211
(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 9th day of November, 2012.

Russell D. Gill

Russell D. Gill

Heidi Gill

Heidi Gill

State of Tennessee
County of Williamson

Personally appeared before me Russell D. Gill and Heidi Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2012.

Notary Public Michelle Reynolds
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064