Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120088114 DEEDWARR
Recvd: 11/19/12 09:44 2 pgs
Fees:13.00 Taxes:475.45
20121119-0106295

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00
Rachel Bellamy
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2012.
Notary Public
MY COMMISSION EXPIRES: 8.20.14

MELISSA BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN My Comm. Expires August 20, 2014

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
MATTHEW & KATHERINE PILCHER	New Owner	071-11-0/099.00
(NAME)	(NAME)	
320 EDITH AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, DEAN HIBBS, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW B. PILCHER AND WIFE, KATHERINE J. PILCHER, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING THE EASTERLY HALF OF LOT NO. 34 ON THE PLAN OF TRINITY HEIGHTS ADDITION, AS OF RECORD IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 34 FRONTS 50 FT. ON THE SOUTHERLY SIDE OF EDITH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FT. MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DEAN HIBBS BY QUITCLAIM DEED FROM MARGUERITE GILBERT DATED FEBRUARY 14TH, 2012 AND OF RECORD IN INST. NO. 20120216-0013760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

This is improved property, known as 320 EDITH AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 11th day of Oct., 2012.

DEAN HIBBS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DEAN HIBBS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 11th day of Oct., 2012.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY