WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Borger-Gilligan	New Owner	116-13-118.00
(NAME)	(NAME)	
104 Lincoln Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Alise B. Davis Revocable Living Trust u/a dated 12/19/06, Alise B. Davis, Trustee**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Borger-Gilligan and Amy Michelle Borger-Gilligan**, 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:

SEE ATTACHED EXHIBIT A

This conveyance is subject to the following: Taxes for the year 2012, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 547, page 141; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 104 Lincoln Court, Nashville, TN 37205

(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 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.

BILL GARRETT, Davidson County
Trans:T20130006367 DEEDWARR
Recvd: 01/23/13 14:32 3 pgs
Fees:18.00 Taxes:370.00
20130123-0007503

Witness my hand this 11th day of January, 2013.

Alise B. Davis Revocable Living Trust u/a dated 12/19/06

Alise B Davis

Alise B. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Alise B. Davis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Trustee of the Alise B. Davis Revocable Living Trust u/a dated 12/19/06, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Alise B. Davis Revocable Living Trust u/a dated 12/19/06, the within named bargainor by the said Alise B. Davis as such Trustee.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of January, 2013.

Notary Public

My Commission Expires:

File No.: 16378

EXHIBIT A

LAND in Davidson County, Tennessee, being Lots Nos. 6, 7, and 8 of Block 1, on the Map of the Courts of Belle Meade, of record in Book 547, page 141, Register's Office for said County.

SAID Lots adjoin and front together 90 feet on the westerly side of Lindbergh Court and run back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to Bruno Borger and wife, Marianne Borger, by Warranty Deed from Milton D. Price and wife, Ethel Lewis Price, dated July 22, 1952, of record in Book 2089, page 267, Register's Office for Davidson County, Tennessee. The said Bruno Border since died and subject property was vested in Marianne Borger as surviving tenant by the entirety. Also being the same property conveyed to Marianne Borger and Alise B. Davis, as Co-Trustees of the Marianne Borger Living Trust, established January 4, 1993, by Quitclaim Deed from Marianne Borger, surviving spouse, of Bruno Borger, dated October 30, 1996, of record in Book 10252, page 716, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to the Alise B. Davis Revocable Living Trust, established December 19, 2006, by Quitclaim Deed, dated June 6, 2007, from the Marianne Borger Living Trust, dated January 4, 1993, of record in Instrument No. 20070608-0069063, Register's Office for Davidson County, Tennessee. A one-twentieth (1/20th) undivided interest in said property was conveyed to Amy Borger Gilligan by Quitclaim Deed, dated July 8, 2008, from the Alise B. Davis Living Trust, dated December 19, 2006, of record in Instrument No. 20080709-0070584, Register's Office for Davidson County, Tennessee. A one-twentieth (1/20th) undivided interest in said property was conveyed to Bruno Borger Gilligan, under the Uniform Gift to Minors Act, Amy Borger Gilligan, Trustee, by Quitclaim Deed, dated July 8, 2008, from the Alise B. Davis Living Trust, dated December 19, 2006, of record in Instrument No. 20080709-0070585, Register's Office for Davidson County, Tennessee. A one-twentieth (1/20th) undivided interest in said property was conveyed to Chloe R. Davis, under the Uniform Gift to Minors Act, Jeffrey M. Davis, Trustee, by Quitclaim Deed, dated July 8, 2008, from the Alise B. Davis Living Trust, dated December 19, 2006, of record in Instrument No. 20080709-0070586, Register's Office for Davidson County, Tennessee. A one-twentieth (1/20th) undivided interest in said property was conveyed to Alexa M. Davis, under the Uniform Gift to Minors Act, Jeffrey M. Davis, Trustee, by Quitclaim Deed, dated July 8, 2008, from the Alise B. Davis Living Trust, dated December 19, 2006, of record in Instrument No. 20080709-0070587, Register's Office for Davidson County, Tennessee. A one-twentieth (1/20th) undivided interest in said property was conveyed to Jeffrey M. Davis by Quitclaim Deed, dated July 8, 2008, from the Alise B. Davis Living Trust, dated December 19, 2006, of record in Instrument No. 20080709-0070588, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Amy Borger Gilligan by Quitclaim Deed from the Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis as Trustee, dated October 29, 2010, of record in Instrument No. 20101115-0091182, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Amy Borger Gilligan, Custodian f/b/o Nadia Gilligan under the Tennessee Uniform Transfers to Minors Act, by Quitclaim Deed from the Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis as Trustee, dated October 29, 2010, of record in Instrument No. 20101115-0091183, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Amy Borger Gilligan, Custodian F/B/O Bruno Borger Gilligan under the Tennessee Uniform Transfers to Minors Act, by Quitclaim Deed from the Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis as Trustee, dated October 29, 2010, of record in Instrument No. 20101115-0091184, Register's Office for Davidson County, Tennessee. A Five percent (5%) undivided interest in said property was conveyed to Alise B. Davis Revocable Living Trust u/a dated 12/19/06, Alise B. Davis, Trustee by Quitclaim Deed from Jeffrey M. Davis, of record in Instrument No. 20121221-0118084, dated November 28, 2012, Register's Office for Davidson County, Tennessee. A Five percent (5%) undivided interest in said property was conveyed to Alise B. Davis Revocable Living Trust u/a dated 12/19/06, Alise B. Davis as Trustee, by Quitclaim Deed from Jeffrey M. Davis, custodian for Chloe R. Davis under the Tennessee Uniform Transfers to Minors Act, by Quitclaim Deed in Instrument No. 20121221-0118085, dated November 28, 2012, Register's Office for Davidson County, Tennessee. A Five percent (5%) undivided interest in said property was conveyed to Alise B. Davis Revocable Living Trust u/a dated 12/19/06, Alise B. Davis, Trustee, by Quitclaim Deed from Jeffrey M. Davis, Custodian for Alexa M. Davis under the Tennessee Uniform Transfers to Minors Act, of record in Instrument No. 20121221-0118086, dated November 28, 2012, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Frank Borger-Gilligan, by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis as Trustee, of record in Instrument No. 20121221-0118087, dated November 28, 2012, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Amy Borger Gilligan, Custodian F/B/O Bruno Borger Gilligan under the Tennessee Uniform Transfers to Minors Act, by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis as Trustee, of record in Instrument No. 20121221-0118088, dated November 28, 2012, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Amy Borger Gilligan, Custodian F/B/O Nadia Gilligan under the Tennessee Uniform Transfers to Minors Act, by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis, as Trustee, of record in Instrument No. 20121221-0118089, dated November 28, 2012, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Amy Borger Gilligan, by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis, as Trustee, of record in Instrument No. 20121221-0118090, dated November 28, 2012, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Frank Borger-Gilligan, by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis, as Trustee, of record in Instrument No. 20130107-0001882, dated January 7, 2013, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Amy Borger Gilligan, Custodian F/B/O Nadia Gilligan under the Tennessee Uniform Transfers to Minors Act, by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis, as Trustee, of record in Instrument No. 20130107-0001883, dated January 7, 2013, Register's Office for Davidson County, Tennessee. A Nineteen percent (19%) undivided interest in said property was conveyed to Amy Borger Gilligan, by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis, as Trustee, of record in Instrument No. 20130107-0001884, dated January 7, 2013, Register's Office for Davidson County, Tennessee. A Four percent (4%) undivided interest in said property was conveyed to Amy Borger Gilligan, Custodian F/B/O Bruno Borger Gilligan under the Tennessee Uniform Transfers to Minors Act, by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B. Davis, as Trustee, of record in Instrument No. 20130107-0001885, dated January 7, 2013, Register's Office for Davidson County, Tennessee.