WARRANTY DEED

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet TN 37122

Z6672

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **February, 2013**

Notary Public
MY COMMISSION EXPIRES: 3/15/15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEBRA PAULSON WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Thomas Gilbert	New Owner	05205003800
(NAME)	(NAME)	
328 Madison Blvd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Matthew Hammond, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Thomas Gilbert, an unmarried person**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "J" on the Revised plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Hammond by deed from Matthew Smith, Co-Trustee, dated September 5, 2008 of record in Instrument No. 20080910-0092600, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 328 Madison Blvd., Madison, TN 37115

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, has 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.

Witness our hands this **13th** day of **February, 2013**

BILL GARRETT, Davidson County
Trans: T20130013048 DEEDWARR
Recvd: 02/15/13 10:08 2 pgs
Fees: 13.00 Taxes: 251.60

20130215-0015533

Matthew Hammond

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Matthew Hammond**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **February, 2013**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY