BILL GARRETT, Davidson County
Trans:T20130020526 DEEDWARR
Recvd: 03/13/13 13:53 2 pgs
Fees:13.00 Taxes:370.00
20130313-0025050

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER

Steve Delaney
1104 Sydney Terrace
Mt. Juliet, TN. 37122

MORTGAGEE

SEND TAX BILLS

Owner

MAP-PARCEL:

MAP 065-13-0
PARCEL 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Bruce R. Gill and wife, Susan F. Gill, Trustees U/A/D July 29, 1997 of the Gill Joint Revocable Living Trust Agreement,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steve Delaney,** 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:

Being Lot No. 474 on the plan of Sherwood Forest, Section Five, as of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bruce R. Gill and wife, Susan F. Gill, Trustees, U/A/D July 29, 1997 of the Gill Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by Quitclaim Deed from Bruce R. Gill and wife, Sue Gill, Individually, dated July 29, 1997, filed for record in Book 10581, Page 579, Register's Office for Davidson County, Tennessee.
Susan F. Gill, Trustee executed this instrument on behalf of Bruce R. Gill, Trustee pursuant to a Power of Attorney of record in Instrument No. 20130313-0025049
Register's Office for Davidson County, Tennessee.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee.

This is the part of the same description as in previous deed of record.
Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **4924 Kilimanjaro Drive, Old Hickory, TN 37138.**

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.

Witness our hands this 6th day of March, 2013.

Bruce R. Gill, Trustee
By Susan F. Gill, Trustee
Attorney-in-Fact

Bruce R. Gill, Trustee
By: Susan F. Gill, Trustee, Attorney-in-Fact

Susan F. Gill, Trustee

Susan F. Gill, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Susan F. Gill, Trustee U/A/D July 29, 1997 of the Gill Joint Revocable Living Trust Agreement, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of March, 2013, before me personally appeared Susan F. Gill, Trustee U/A/D July 29, 1997 of the Gill Joint Revocable Living Trust Agreement, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Bruce R. Gill, Trustee U/A/D July 29, 1997 of the Gill Joint Revocable Living Trust Agreement, and who acknowledged that she executed the same as the free act and deed of Bruce R. Gill, Trustee U/A/D July 29, 1997 of the Gill Joint Revocable Living Trust Agreement.

Witness my hand and official seal at Mt. Juliet, Tennessee this 6th day of March, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of March, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16