WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecile P. Gideon	New Owner	130-2B-2CO
(NAME)	(NAME)	
624 Westview Ave.		130-2B-1CO
(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, WE, **AUBREY B. HARWELL, JR., TRUSTEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C. J. GIDEON, JR. AND SPOUSE, CECILE P. GIDEON, AS TO ONE-HALF INTEREST AND CECILE GIDEON, TRUSTEE OF THE CLARENCE J. GIDEON, III, 1995 VESTED TRUST, AS TO ONE-HALF INTEREST,** 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 Units A & B of Lafayette Court Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lafayette Court Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121016-0094909, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lafayette Court Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20121016-0094909 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated in Instrument No. 20121016-0094909 reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Quitclaim Deed from Aubrey, B. Harwell, Jr., Trustee, recorded on the 16th day of October, 2012 in Instrument No. 20121016-00949079, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 105 Lafayette 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:T20130023025 DEEDWARR
Recvd: 03/21/13 09:27 2 pgs
Fees:13.00 Taxes:2035.00

20130321-0027904

Witness my hand this 20th day of March, 2013.

Aubrey B. Harwell, Jr. Trustee
by Stephen C. Sexton Attorney in Fact

Aubrey B. Harwell, Jr., Trustee, BY: Stephen C. Sexton, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Stephen C. Sexton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., Trustee, and who acknowledged that he executed the same as the free and act deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal at Nashville, Tennessee this 20th day of March, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public