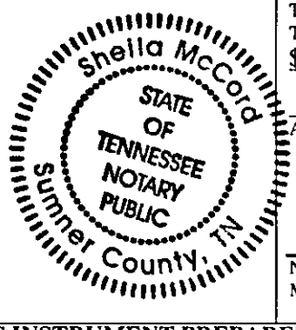
WARRANTY DEED

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0169



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $87,500.00.

Affiant

Subscribed and sworn to before me this 27th day of March 2013.

Notary Public
My Commission expires: 3/28/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amanda Vanderpool	New Owner	051-04-0-052.00
907 Gibson Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ike Mills**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda Vanderpool, married**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 73 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, said Lot No. 73 fronts 60 feet on the Easterly side of Gibson Drive and runs back between lines 365.1 feet on the Northerly line and 377.8 feet on the Southerly line, to a dead line in the rear on which it measures 61.33 feet.

Being the same property conveyed to Ike Mills, from The Secretary of Housing and Urban Development, by deed on August 8, 2012, of record in Instrument Number 20120817-0073880, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 13, Register's Office Davidson for County, Tennessee.
- Easements of record in Book 5268, Page 842 and Book 8646, Page 682, Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.

This is improved property known as: **907 Gibson Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 27, 2013.

Ike Mills

BILL GARRETT, Davidson County
Trans:T20130030775 DEEDWARR
Recvd: 04/15/13 15:22 2 pgs
Fees:13.00 Taxes:323.75
20130415-0037378

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ike Mills** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 27, 2013

My commission expires 7/6/15

Notary Public

