BILL GARRETT, Davidson County
Trans:T20130036334 DEEDWARR
Recvd: 05/02/13 09:21 2 pgs
Fees:13.00 Taxes:2775.00
20130502-0044024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Elaine L. Meriam
Affiant

Subscribed and sworn to before me, this 29TH DAY OF APRIL, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Gilbert and Judith Brown Gilbert, husband and wife	Same as new owner	008000[illegible]
	(NAME)	
8101 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jerry F. Collier and wife, Yvone C. Collier, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L. Gilbert and Judith Brown Gilbert, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:
LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF WHITES CREEK PIKE, SAID IRON ROD BEING A COMMON PROPERTY CORNER OF THE DALE HORNE TRACT OF RECORD IN DEED BOOK 9868, PAGE 931, REGISTER' OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE WESTERLY MARGIN OF WHITES CREEK PIKE AND WITH THE SMILEY/HORNE COMMON PROPERTY LINE S 74 DEGREES 13' 30" W 622.74 FEET TO AN IRON ROD; THENCE N 85 DEGREES 07' 26" W 328.00 FEET TO AN IRON ROD; THENCE S 09 DEGREES 05' 28" W 507.43 FEET TO AN IRON ROD IN THE BOUNDARY LINE OF THE H. E. BAXTER PROPERTY OF RECORD IN DEED BOOK 4868, PAGE 517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID BAXTER LINE N 84 DEGREES 29' 43" W 335.64 FEET TO AN IRON ROD; THENCE N 01 DEGREES 08' 25" E 687.65 FEET TO AN IRON ROD; THENCE N 78 DEGREES 10' 10" E 728.31 FEET TO AN IRON ROD; THENCE N 11 DEGREES 49' 50" W 40 FEET TO AN IRON ROD; THENCE N 78 DEGREES 10' 10" E 480.63 FEET TO THE WESTERLY MARGIN OF WHITES CREEK PIKE; THENCE WITH SAID MARGIN OF SAID PIKE 420.5 FEET TO THE POINT OF BEGINNING, CONTAINING 14.24 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JERRY F. COLLIER AND WIFE, YVONE C. COLLIER BY WARRANTY DEED FROM NELL BURKLIN SMILEY OF RECORD IN BOOK 9956, PAGE 890, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM AS F

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF HIGHWAY 431, SAID PIN BEING THE MOST EASTERLY POINT OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID MARGIN S 74 05' 39" W, 481.85; THENCE N 11 DEGREES 49' 50" W, 34.25'; THENCE N 78 DEGREES 10' 11" E, 480.63' TO THE POINT OF BEGINNING 0.189ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILKERSON PROPERTIES, LTD. BY QUITCLAIM DEED FROM JERRY F. COLLIER AND WIFE, YVONNE COLLIER OF RECORD BY INSTRUMENT NO. 20010312-0023467, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

WARRANTY DEED
(Continued)

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING LOCATED S 74 DEGREES 05' 39" W. 481.85 FEET FROM THE MOST EASTERLY CORNER OF TRACT ONE OF BERNARD R. WILKERSON, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE S 11 DEGREES 49' 50" E, 5.75' TO A EXISTING IRON PIN; THENCE S 78 DEGREES 10'10" W, 728.31' TO AN EXISTING IRON PIN; THENCE N 74 DEGREES 48' 50" E, 332.30' TO A SET IRON PIN; THENCE N 80 DEGREES 08' 51" E, 396.82 ' TO THE POINT OF BEGINNING CONTAINING 0.189 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JERRY F. COLLIER AND WIFE, YVONNE C. COLLIER BY QUITCLAIM DEED FROM WILKERSON PROPERTIES, LTD. OF RECORD BY INSTRUMENT NO. 20010312-0023466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

YVONE C. COLLIER AND YVONNE C. COLLIER BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013, AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8101 Whites Creek Pike, Joelton, TN 37080
(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.

Witness my/our hand(s) this 29th day of April, 2013.

Jerry F. Collier

Yvone C. Collier

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY F. COLLIER AND WIFE, YVONE C. COLLIER aka YVONE C. COLLIER, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2013.

Notary Public

My Commission Expires: 11/3/15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072