WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward M. Tossing Gail C. Tossing	NEW OWNER	13114004900
(NAME)	(NAME)	
4625 Villa Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Marilyn Latimer, Executrix for the Estate of Robert M. Gilliam and Roselyn S. Gilliam,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward M. Tossing and wife, Gail C. Tossing,** 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. 95 on the Plan of Seven Hills, Section II, 1st Addition, as of record in Book 2854, page 80, Register's Office for said County.

Said Lot No. 95 fronts 165.8 feet on the west side of Villa Green Drive, and runs back 285 feet on the north line and 285.3 feet on the south line, to a dead line in the rear on which it measures 153.2 feet.

Being the same property conveyed to Robert M. Gilliam and wife, Roselyn S. Gilliam by Deed from Haury & Smith Contractors, Inc., a Tennessee corporation, dated 06/06/1960 and filed for record on 06/06/1960 in Book 3074, Page 125, Register's Office for Davidson County, Tennessee. Thereafter, by Quitclaim Deed dated March 28, 2012 and filed for record on March 29, 2012 in Instrument No. 201203290026858, in said Register's Office, Robert M. Gilliam and wife, Roselyn S. Gilliam conveyed their interest in the property as tenants by the entirety to Jack W. Robinson, Sr., Trustee, who in turn, in the same instrument conveyed the property back to the said Robert M. Gilliam and Roselyn S. Gilliam each a 50% undivided interest as tenants in common without right of survivorship (and not as tenants by the entirety). Thereafter, the said Robert M. Gilliam died testate on December 25, 2012, and under the terms of his Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee under Docket number 13P14, Mr. Gilliam's daughter, Marilyn G. Latimer was appointed to serve as both the Executrix and Trustee for the testamentary estate and pursuant to the provisions of said Will, the real property vested in Mr. Gilliam at the time of his death was to be administered as part of his probate estate. Hence, the Grantors named above are Roselyn S. Gilliam and Marilyn G. Latimer, Executrix under the Last Will and Testament of Robert M. Gilliam

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4625 Villa Green, Nashville, TN 37215**

(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:T20130039739 DEEDWARR
Recvd: 05/13/13 13:20 3 pgs
Fees:18.00 Taxes:1322.75

20130513-0048069

Witness my hand this 24th day of April, 2013.

By: Marilyn G. Latimer
Marilyn G. Latimer, Executrix

STATE OF TEXAS
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marilyn Latimer, Executrix for the Estate of Robert M. Gilliam, deceased, the bargainor, 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 in her capacity as Executrix for the purposes therein contained.

Witness my hand and official seal at Oak Ridge High School Texas this 24th DAY OF APRIL, 2013.

Commission expires: August 16, 2015

Joette M. McKenzie
Notary Public

JOETTE M. MCKENZIE
MY COMMISSION EXPIRES
August 16, 2015

Witness my hand this 26 day of April, 2013.

By: Roselyn S. Gilliam
Roselyn S. Gilliam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roselyn S. Gilliam, the bargainor, 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 at Nashville, Tennessee this 26TH DAY OF APRIL, 2013.

Commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public