File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130044269 DEEDWARR
Recvd: 05/28/13 14:20 2 pgs
Fees: 13.00 Taxes: 499.50
20130528-0053588

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Debbie Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2013.

Diane K Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Gough	Summit Mortgage & Financial Services, Inc.	043040014.00
(NAME)	(NAME)	
112 Hiller Drive	2601 **FAIR OAKS BLVD.**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**SACRAMENTO, CA 95864**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **EFD Forrest Developments, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John D. Gough**, hereinafter called the GRANTEE(S), their heirs and/or 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. 33, on the plan of Swinging Bridge Heights, as shown on plat of record in Plat Book 2854, Page 114, and Surveyor's Certificate of Correction in Book 3133, Page 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael Ray, a married man, and EFD Forrest Developments, Inc., by Deed from JPMorgan Chase Bank, National Association, dated 10/18/2012 and filed for record on 11/20/2012 in Instrument 20121200106985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to EFD Forrest Developments, Inc. by Deed from Michael Ray, dated 10/31/2012 and filed for record on 11/20/2012 in Instrument 20121200106986, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2854, Page 114, Book 3133, Page 71, said Register's Office.
Restrictions of record in Book 3104, Page 313, said Register's Office.
Easement of record in Book 3133, Page 71, said Register's Office.
Articles of Organization of record in Instrument 200403190031393, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 112 Hiller Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 24th day of May, 2013.

EFD FORREST DEVELOPMENTS, INC.

Eddie F. Dilts
President

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eddie F. Dilts with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of EFD Forrest Developments, Inc. the within named bargainer, a corporation, and that, Eddie F. Dilts as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Eddie F. Dilts as such President.

Witness my hand and Official seal this 24th day of May, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122