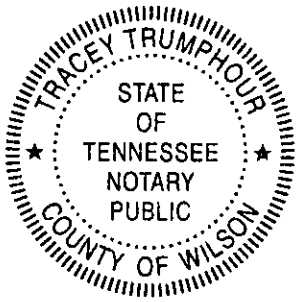
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Geoffrey Wright	Gold Star Mortgage Financial Group, Corporation	109-01-0A-053.00CO
(NAME)	(NAME)	
709 Lakeridge Way	3879 Packard Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130051244 DEEDWARR
Recvd: 06/18/13 13:20 2 pgs
Fees:13.00 Taxes:980.50

20130618-0062203

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, we, **LeeAnn Gilgen, an unmarried woman and Alison Lorraine Cannon, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Geoffrey Wright, a married man**, 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 all of Lot No. 14, on the Plan of FIRST REVISION, PHASE THREE, LAKERIDGE, as shown by plat appearing of record in Plat Book 9700, Page 373, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to LeeAnn Gilgen, an unmarried woman and Alison Lorraine Cannon, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed dated May 21, 2010, from John Mark Hayman and wife, Sarah L. Hayman, and filed for record on May 27, 2010, in Instrument No. 20100527-0040790, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 373, Register's Office of said County.
All matters as set forth on the boundary plat of record in Plat Book 7900, Page 792, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 9669, Page 715, Register's Office of said County.
Deed of Conveyance for Easement as shown of record in Book 11030, Pages 865 & 904, Register's Office for said County.
Charter of the Homeowner's Association of record in Instrument No. 19991207-0300667, Register's Office for Davidson County, Tennessee.

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 709 Lakeridge Way, Nashville, TN 37214
(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 our hands this 14th day of June, 2013.

LeeAnn Gilgen

Alison Lorraine Cannon

State of Tennessee
County of Wilson

Personally appeared before me LeeAnn Gilgen and Alison Lorraine Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 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