WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

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, 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
LeeAnn Gilgen	CMC Funding Inc.	04210001700
(NAME)	(NAME)	BILL GARRETT, Davidson County
107 Port Drive	804 Green Valley Road, Suite 106	Trans:T20130051264 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/18/13 13:46 2 pgs
Madison, TN 37115	Greensboro, NC 27408	Fees:13.00 Taxes:481.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130618-0062225

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, **Jill Miller Hall d/b/a Genesis 1 Properties, a Sole Proprietorship**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **LeeAnn Gilgen, a single woman**, 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. 28 on the Plan of Sherry Heights Section II, as of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sue Lee Edmison, a widow now unmarried by Deed from M. L. Randall and wife, Shirley L. Randall, dated 06/21/1957 and filed for record on 06/26/1957 in Book 2651, Page 471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jill Miller Hall d/b/a Genesis 1 Properties, a Sole Proprietorship by Deed from Sue Lee Edmison, a widow now unmarried, dated 12/24/2012 and filed for record on 12/27/2012 in Instrument 201212270119290, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2331, Page 69, 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 107 Port Drive, Madison, TN 37115
(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 14th day of June, 2013.

JILL MILLER HALL D/B/A GENESIS 1 PROPERTIES, A SOLE PROPRIETORSHIP

Jill Miller Hall

Jill Miller Hall

State of Tennessee
County of Wilson

Personally appeared before me Jill Miller Hall d/b/a Genesis 1 Properties, a Sole Proprietorship, 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.

Tracey Trumphour

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