BILL GARRETT, Davidson County
Trans:T20130058931 DEEDWARR
Recvd: 07/11/13 08:59 2 pgs
Fees:13.00 Taxes:1979.50

20130711-0071592

C-25114-8
3 of 4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF JULY, 2013.

(Affix Seal) Notary Public

My Commission Expires: August 20, 2013

NOTARY PUBLIC Dana Meadows My Commission Expires August 20, 2013 STATE OF TENNESSEE

26103

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin Locke and wife, Colleen Locke	Tennessee Bank and Trust	Map/Parcel
2114 Golf Club Lane	4007 Hillsboro Road	117-7-A
Nashville, Tennessee 37215	Nashville, TN 37215	Parcel 166

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM S. JOYNER AND WIFE, JAMIE K. JOYNER, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto KEVIN LOCKE AND WIFE, COLLEEN LOCKE, 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:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Revised Gloucester Square of record in Plat book 4460, page 50, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William S. Joyner and wife, Jamie K. Joyner by Warranty Deed from Julia A. Ellis, Trustee of the Julia A. Ellis Living Trust, established by the Revocable Trust Agreement of Julia A. Ellis, Dated December 17, 1996 of record in Instrument No. 20070223-0022746, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 117-7-A Parcel 166.
b. All matters appearing on the Plan of Gloucester Square Subdivision, of record in Plat Book 4460, page 50, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 4518, page 217; Book 5915, page 274 and Instrument Nos. 20110412-0028198 and 20110517-0037597. Register's Office for Davidson County, Tennessee.

d. By-laws of record in Book 4579, page 86 and Instrument Nos. 20110412-0028197 and 20120626-0055964, Register's Office for Davidson County, Tennessee.
e. Charter for the Gloucester Square Cooperative Corporation of record in Book 4548, page 729, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2114 Golf Club Lane, Nashville, Tennessee 37215

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 our hands this 5th day of July, 2013:

William S. Joyner

Jamie K. Joyner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, William S. Joyner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of July, 2013:

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jamie K. Joyner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of July, 2013:

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY