WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2013

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KASEY KELCH RUTHERFORD
NOTARY PUBLIC
TENNESSEE
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 08-24-2016

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Michael Allbee Jr.	C. Michael Allbee Jr.	142110117.00
(NAME)	(NAME)	
505 Westward Winds Drive	505 Westward Winds Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, John N. Gholston and wife, Mary K. Gholston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Michael Allbee, Jr., unmarried, 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. 40 on the Plan of Westward Winds, as of record in Plat Book 3700, Page 32, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John N. Gholston and wife, Mary K. Gholston, by Warranty Deed from Donna Grober, married, of record in Instrument Number 20080714-0071875, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants as recorded in Book 3944, Page 377, Register's office for Davidson County, Tennessee. All matters appearing on the Plan of record as Book 3700, Page 32, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 505 Westward Winds Drive, Nashville, TN 37221

(House Number) (Sweet) (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: T20130066709 DEEDWARR
Recvd: 08/05/13 09:45 2 pgs
Fees: 13.00 Taxes: 721.50

20130805-0081376

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 31st day of July, 2013.

John N. Gholston

Mary K. Gholston

STATE OF ~~TENNESSEE~~ Mississippi

COUNTY OF ~~WILLIAMSON~~ Lowndes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John N. Gholston and Mary K. Gholston, 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 for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Columbus, Mississippi this 31st day of July, 2013.

Commission expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 64288 SUSAN CRIDDLE Commission Expires Oct. 15, 2013 LOWNDES COUNTY

Notary Public