Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130074119 DEEDWARR
Recvd: 08/27/13 13:58 2 pgs
Fees:13.00 Taxes:654.17
20130827-0090419

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $176,804.00

Affiant

Subscribed and sworn to before me, this day of August, 2013.

Notary Public
My commission expires: 1-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandon Gilmore 2325 Alteras Drive Nashville, TN 37211	~~New Owner~~ Gardner Financial Serv. 3503 Paessanos Pkwy San Antonio, TX 78231	173090A58600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randall Bastien, Trustee of The Collin J. Bastien Living Trust dated 02/07/01, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandon Gilmore, hereinafter called the Grantees, their successors 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. 560 on the Plan of Lenox Village, Section One, Phase Eight, of record in Instrument No. 200600824-0104608, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to The Collin J. Bastien Living Trust dated 02/07/01 by quitclaim deed from Collin J. Bastien dated 10/2/09 of record in Instrument No. 200910050092159, as corrected by Scrivener's Affidavit of record in Instrument No. 200911300108912, Register's Office of Davidson County, Tennessee. Further reference made to prior deeds of record in Instrument No. 200904230036911, Instrument No. 200809040090701, and Instrument No. 200809040090699, said Register's Office.

Subject to any and all restrictions, conditions, easements, setback lines, plats of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 2325 Alteras Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of August, 2013.

Randall Bastien, Trustee of The Collin J. Bastien Living Trust dated 02/07/01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Randall Bastien, Trustee of The Collin J. Bastien Living Trust dated 02/07/01, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office in Brentwood, Tennessee, this 20th day of August, 2013.

Notary Public

My Commission expires: 9/8/13

