# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/2/2014
Davidson County

BILL GARRETT, Davidson County
Trans: T20130083205 DEEDWARR
Recvd: 09/26/13 10:34 2 pgs
Fees: 13.00 Taxes: 641.95

20130926-0101037

Box: 13
File #1359

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Adam N. Gilliland | Sumner Bank & Trust | 062-02-0B |
| (NAME) | (NAME) | (MAP) |
| 4040 Longfellow Drive | 780 Browns Lane | 031.00-CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37214 | Gallatin Tn 37066 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, I/we, Jacob L. Gabbard and wife, Sarah E. Gabbard, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Adam N. Gilliland, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Final Plat of Abbington Park, Phase One, Section One of record in at Instrument No. 20030328-0041019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob L. Gabbard and wife, Sarah E. Gabbard by Warranty Deed from Amy L. Mullican and husband, Joshua S. Baltz, of record at Instrument No. 20110421-0030719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4040 Longfellow Drive, Nashville, Tennessee 37214

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.

Witness my/our hand(s) this 20th day of September, 2013.

Jacob L. Gabbard
By: Foy Curtis Gabbard
Attorney-in-Fact

Sarah E. Gabbard
By: Foy Curtis Gabbard
Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Foy Curtis Gabbard, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Jacob L. Gabbard and Sarah E. Gabbard, the within named bargainors, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names, Jacob L. Gabbard and Sarah E. Gabbard, the bargainors, by the said, Foy Curtis Gabbard, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of September, 2013.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County