WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130088412 DEEDWARR
Recvd: 10/14/13 10:45 2 pgs
Fees:13.00 Taxes:610.30
20131014-0107210

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,946.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

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
Loleetha Gilbert	Pinnacle Financial Partners	041030A02600 CO
(NAME)	(NAME)	
1621 Good Day Ct.	211 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37201	
(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, Reese E. Ervin III and wife, Lindsey Ervin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Loleetha Gilbert, an unmarried person, 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. 61 on the Plan of Vantage Pointe, Section One of record in Instrument No. 20031017-0154221, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Reese E. Ervin III, by deed of record in Instrument Number 20090320-0025050 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Vantage Pointe of record in Instrument No. 20031017-0154221, Register's Office for Davidson County, Tennessee. Covenants of record in Instrument No. 20031009-0150482, Instrument No. 20060830-0107227 and Instrument No. 20061002-0121913, Register's Office for Davidson County, Tennessee. Stormwater Detention Easement of record in Instrument No.20011102-0119701, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Instrument No. 20031017-0154221, Register's Office for Davidson County, Tennessee. Charter of Vantage Point HOA of record in Instrument No. 20060829-0106727, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1621 Good Day, Nashville, TN 37207

(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 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 hand this 11th day of October, 2013.

Reese E. Ervin III

Lindsey Ervin

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 Reese E. Ervin III and Lindsey Ervin, 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 this 11th day of October, 2013.

Commission expires: 7·30·17

TAHIRA J. PYCSKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public