Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1902

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30st day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2014~~ 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 02/04/14 08:58 4 pgs
Fees:23.00 Taxes:1918.45
20140204-0009632

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark M. Reilly	Peoples Home Equity	00900003801 and 00900023900
(NAME)	(NAME)	
7788 Strawberry Hill Road	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Knoxville, TN 37922	
(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, James L. Gilbert and wife, Judith Brown Gilbert aka Judith B. Gilbert , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark M. Reilly, a married man, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property conveyed to James L. Gilbert and wife, Judith Brown Gilbert by Quitclaim Deed of record in Book 6879, Page 459 in the Register's Office for Davidson County, Tennessee and being the same property conveyed to James L. Gilbert and wife, Judith B. Gilbert by Quitclaim Deed of record as Instrument No. 200801220006456, said Register's Office, and including an Easement to Sulphur Creek conveyed to the Grantors by deed of record as Instrument no. 20071109-0132327, said Register's Office., as it may affect subject property.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; SUBJECT TO THE RIGHT-OF-WAY OF STRAWBERRY HILL ROAD; SUBJECT TO THE OBLIGATION TO GRANT AN EASEMENT FOR THE WIDENING OR RELOCATION OF STRAWBERRY HILL ROAD AS SET OUT IN INSTRUMENTS OF RECORD IN BOOK 4155, PAGE 647; INSTRUMENT NO. 20041117-0138083 AND INSTRUMENT NO. 20071109-0132327, SAID REGISTER' S OFFICE.

unimproved ☐

This is improved ☑ property, known as 7788 Strawberry Hill Road, Goodlettsville, TN 37072

(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, his 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, his 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 31st day of January, 2014.

James L. Gilbert

Judith Brown Gilbert

STATE OF TENNESSEE

COUNTY OF Davidson

* wife

On this 31st day of January, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James L. Gilbert and Judith Brown Gilbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Exhibit "A"

Surveyor's Description

Davidson County Property Map 9 Parcels 38.01 and 239.00

7788 Strawberry Hill Road

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being the property conveyed to James L. Gilbert and wife Judith B. Gilbert by quitclaim deed of record in Book 6879, Page 459, R.O.D.C., the property conveyed in quitclaim Instrument no. 20080122_0006456, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the westerly right-of-way line (50 feet width) of Strawberry Hill Road, said point being the northeasterly corner of property conveyed to Charles E. Simpson and wife Kay D. Simpson by deed in Instrument no. 20080122_0006445, R.O.D.C., and being the southeasterly corner of the herein described tract,

Thence, with the northerly line of the Charles E. Simpson property S85deg11min00secW, 375.38 feet to a point located in the approximate center of a wet weather drain,

Thence, continuing with the westerly line of Charles E. Simpson S11deg25min25secW, 43.42 feet to a point in the wet weather drain,

Thence, S26deg13min04secW, 78.63 feet to a point in the wet weather drain,

Thence, S16deg13min15secW, 76.04 feet to a point in the wet weather drain,

Thence, with the northerly line of property conveyed to Charles E. Simpson and wife Kay D. Simpson by deed in Instrument no. 20130826_0089546, R.O.D.C., N89deg52min07secW, 352.07 feet to an existing iron pin,

Thence, with the easterly line of property conveyed to Joel H. McClanahan and wife Janice W. McClanahan by deed of record in Book 5650, Page 788, R.O.D.C., N3deg30min00secW, 411.70 feet to an existing iron pipe,

Thence, continuing N9deg45min35secE, 587.03 feet to an existing iron pipe,

Thence, with the property conveyed to Edward K. Williams and wife Jennifer A. Williams by deed in Instrument no. 20081218_0121286, R.O.D.C., N86deg20min16secE, 89.07 feet to an existing iron pin,

Thence, continuing N67deg05min36secE, 130.30 feet to an existing iron pin,

Thence, N73deg05min36secE, 129.50 feet to an existing iron pin,

Thence, N65deg05min36secE, 227.00 feet to an existing iron pin,

Thence, N81deg20min36secE, 200.00 feet to an existing iron pin,

Thence, N75deg05min36secE, 176.00 feet to an existing iron pipe,

Thence, with the westerly line of property conveyed to J. Frank Meisamer and wife Ann L. Meisamer by deed of record in Book 7847, Page 465, R.O.D.C. and the westerly line of property conveyed to Edward B. Knuckles and wife Frances M. Knuckles by deed of record in Book 7847, page 445, R.O.D.C., S8deg21min00secW, a total distance of 643.68 feet to an existing iron pin,

Thence, leaving said line with the westerly line right-of-way line of Strawberry Hill Road (50 feet width) S14deg22min30secW, 100.83 feet to an existing iron pin,

Thence continuing with said right-of-way line S10deg38min45secW, 141.18 feet to an existing iron pin,

Thence continuing with said right-of-way line S13deg50min20secW, 94.20 feet to an existing iron pin,

Thence continuing with said right-of-way line and a curve to the right 76.52 feet, said curve having a central angle of 5deg12min45sec, a radius of 841.13 feet, and a chord of S17deg32min45secW, 76.50 feet to an existing iron pin (w/t-post witness) and the point of beginning.

Containing 877,850 square feet or 20.15 acres, being the same more or less.

James L. Gilbert

Judith Brown Gilbert

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M. Holmes

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Jennifer Harris, a notary public for this county and state, Carol M. Holmes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Harris, Notary

My Commission Expires: 10-18-16

