Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $282,500.00

Affiant

Subscribed and sworn to before me, this 19th day of February 2014.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 02/20/14 12:22 3 pgs
Fees:18.00 Taxes:1045.25
20140220-0014608

Address of New Owner:
Tim Prout Gilbert, Jr.
5804 Sterling Oaks Drive
Brentwood TN 37027

Send Tax Bills to:
Same

Tax Information
172050B07900CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged S. Michael McIntyre , unmarried and Karen S. Farrar, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Timothy Prout Gilbert, Jr. and Christine Stoud Gilbert, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Sterling Oaks, Phase II of record in Plat Book 11190 Page 141 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 S. Michael McIntyre and Karen S.Farrar, unmarried persons by deed from Joel Jonathan Basalyga joined by wife, Melissa A. Basalyga of record in Instrument No. 20130903-0092467 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Sterling Oaks Phase II of record in Book 11190 page 141 Register's Office for Davidson County, Tennessee 3) Easement for Sanitary Sewers and/or storm drainage of record in Book 7250 page 755 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11119 page 913 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 5804 Sterling Oaks Drive, Brentwood, Tennessee 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 19 day of February, 2014.

S. Michael McIntyre

Karen S. Farrar

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 S. Michael McIntyre and Karen S. Farrar, the bargainor(s), 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 Brentwood, Tennessee, this 19 day of February, 2014.

Notary Public

My Commission expires: 2/23/15

FILE NO: 08029

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

