BILL GARRETT, Davidson County
Trans:T20140024019 DEEDWARR
Recvd: 04/09/14 13:39 2 pgs
Fees:13.00 Taxes:1846.30
20140409-0029702

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of April, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Williams and Brian Courtney	F&M Bank	118-09-0-042.00
(NAME)	(NAME)	
1007 Noelton Avenue	3519 Tom Austin Highway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Springfield, TN, 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Gordon Gilbreath and Elizabeth Gilbreath**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley Williams, unmarried and Brian Courtney, unmarried**, 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. 9 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, December 1936, March 1938.

Said Lot No.9 is described as beginning on the southerly margin of Noelton Avenue, formerly 5th Street, at a point 500 feet west of the westerly margin of Leland Lane, formerly 10th Avenue South, said point being the corner of Lots Nos. 9 and 10; thence with the line between the two lots, southwardly 200 feet to the common corner of Lots Nos. 9, 10, 19 and 20; thence with the line between Lots Nos. 9 and 20, westwardly 100 feet to the common corner of Lots Nos. 8, 9, 20 and 21; thence with the line between said lots Nos. 8 and 9, northwardly 200 feet to the southerly margin of Noelton Ave., formerly 5th Street; thence with said Avenue eastwardly 100 feet to the beginning.

BEING the same property conveyed to Gordon Gilbreath and spouse, Elizabeth Gilbreath by Warranty Deed from Walter D. Treanor, married dated September 22, 2006, of record in Instrument No. 20060925-0118557, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1007 Noelton Avenue, Nashville, TN 37204

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, has 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 our hands this **7th** day of **April, 2014**

X _____
Gordon Gilbreath

X _____
Elizabeth Gilbreath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Gordon Gilbreath and Elizabeth Gilbreath**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **April, 2014**

_____
Notary Public

My commission expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015