BILL GARRETT, Davidson County
Trans:T20140034006 DEEDWARR
Recvd: 05/15/14 14:05 2 pgs
Fees:13.00 Taxes:214.60
20140515-0041891

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
13-8011

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 58,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF May, 2014.

Notary Public

Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Vida H. Greer	Vida H. Greer	
1318 Kermit Drive	1318 Kermit Drive	12002001700
Nashville, TN 37217	Nashville, TN 37217	

WARRANTY DEED

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,

Tina B. Gilpatric, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Vida H. Greer, married

HEREINAFTER CALLED THE GRANTEE, HER 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, and being Lot No. 124 on the plan of Miro Meadows, as of record at plat Book 1424, pages 94-95, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tina B. Gilpatric on 07/28/2005 by deed from Keith Carver and wife, Carla Jean Carver, filed for record on 05/02/2005 in Instrument No. 20050502-0048748, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **1318 Kermit Drive, Nashville, TN 37217**

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am

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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 7 day of May, 2014.

X Tina B. Gilpatric

Tina B. Gilpatric

STATE OF NH

COUNTY OF Merrimack

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tina B. Gilpatric**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 38 Locke Rd, New Hampshire this 7 day of May, 2014.

Cheryl A Rodgers

Notary Public

Commission Expiration: 5/26/15

CHERYL A RODGERS, Notary Public
My Commission Expires May 26, 2015

NOTARY PUBLIC NEW HAMPSHIRE