BILL GARRETT, Davidson County
Trans:T20140038166 DEEDWARR
Recvd: 06/02/14 10:44 2 pgs
Fees:13.00 Taxes:732.23

20140602-0047150

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $197,900.00 (One Hundred Ninety Seven Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 23rd day of May, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES 7-30-17 (NOTARY SEAL)

TAHRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jonathan E. Dugger 1244 Fernbank Drive Madison, TN 37115	First Community Mortgage 245 Heritage Park Drive Murfreesboro, TN 37129	05209010700

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/WE, **MINDY J. GILMORE AND HUSBAND CHRIS GILMORE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JONATHAN E. DUGGER, AN UNMARRIED MAN**, 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 TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT O. 21 ON THE PLAN OF MONTAGUE PARK AS OF RECORD IN BOOK 421, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 21 FRONTS 100 FEET ON THE SOUTHWESTERLY SIDE OF GRAPEVINE AVENUE AND RUNS BACK BETWEN PARALLEL LINES, WITH THE NORTHWESTERLY MARGIN OF FERN BANK DRIVE 187.5 FEET TO A DEAD LINE.

BEIGN THE SAME PROEPRTY CONVEYED TO MINDY J. BOGDA (NOW KNOWN AS MINDY J. GILMORE) BY DEED FROM DOUG BRUSA DATED 3-29-07 AND RECORDED IN INSTRUMENT #20070405-0041045, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CHRIS GILMORE, SPOUSE OF MINDY J. GILMORE, JOINS IN THIS CONVEYENACE FOR THE PURPOSE OF QUITCLAIMING AND CONVEYING ALL RIGHT, TITLE AND INTEREST HE MIGHT HAVE IN AND TO THE ABOVE DESCRIBED PROPERTY.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1244 FERNBANK DRIVE** **MADISON, TN 37115**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 23rd day of May, 2014

Mindy J. Gilmore

Chris Gilmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of May, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mindy J. Gilmore and Chris Gilmore** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of May, 2014.

Notary Public

Commission Expires: 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

LTSR Number:

GTE File 201405