WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040679 DEEDWARR
Recvd: 06/10/14 09:37 2 pgs
Fees:13.00 Taxes:1757.50

20140610-0050237

R-VRES-14-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Ronald K. Gilmer	**Same as New Owner**	
(NAME)	(NAME)	**131-06-0-037.00**
9439 Clovercroft Road		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TRACY JOHNSTON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONALD K. GILMER, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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 and the easterly 25 feet of Lot No. 8 of Block 7 on the Plan of Overton HIlls of record in Plat Book 843, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 and part of Lot No. 8 front together 126.3 feet on the southerly side of Castleman Drive and run back 259.3 feet on the easterly line and 237 1/2 feet on the westerly line to the southerly line of said subdivision and measures 125 feet thereon.

Being the same property conveyed to Hugh S. Dorsey and wife, Patricia T. Dorsey by deed dated August 10, 1973 and recorded on August 13, 1973 from Bob Alou and wife, Susan Ann Alou of record in Book 4736, page 756, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Patricia T. Dorsey by Final Decree for Divorce (Docket #78421, Circuit Court for Davidson County, Tennessee). Patricia Dorsey died December 8, 1988. She was unmarried at the time of her death and was survived by three children; Tracy Johnston, Carrie Dorsey and Terry Drennon as evidenced by Docket No. 91932, Probate Court for Davidson County, Tennessee and Affidavit of Heirship recorded in Instrument No. 20090925-0089336, Register's Office for Davidson County, Tennessee.

Hugh S. Dorsey executed and recorded a Quitclaim deed to Traci Johnston, Administratrix for the Estate of Patricia T. Dorsey of record in Book 8888, page 405, Register's Office for Davidson County, Tennessee. Said deed was filed for the purpose of confirming that Hugh S. Dorsey had no interest in said property.

Terry L. Drennon died unmarried and without issue in 1996. His estate was administered through Probate Court for Davidson County, Tennessee, Docket No. 96P-463. He was survived by his father, William Lynn Drennon. William Lynn Drennon conveyed his interest in said property to Tracy Johnston by Quitclaim Deed of record in Instrument No. 20031210-0176998, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit (to correct legal description) was recorded as Instrument No. 20090918-0087435, in the Register's Office for Davidson County, Tennessee.

Carrie Dorsey conveyed her interest by Quitclaim Deed to Tracy Johnston, of record in Book 10753, page 700, Register's Office for Davidson County, Tennessee.

The said Kevin Johnston joins herein to convey any and all marital interest he may have in the above-described property.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2029 Castleman Drive, Nashville, Tennessee 37215**.

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. 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/our hand(s) this the 6th DAY OF JUNE, 2014.

Tracy Johnston

Kevin Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY JOHNSTON, the within named bargainor, 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, this the 6 of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN JOHNSTON, the within named bargainor, 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, this the 6 of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212