BILL GARRETT, Davidson County
Trans: T20140045011 DEEDWARR
Recvd: 06/25/14 10:40 2 pgs
Fees: 13.00 Taxes: 1331.63

20140625-0055470

WARRANTY DEED

ET-14-3284

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Dunlap	Franklin American Mortgage	
218 Rising Sun Terrace (ADDRESS)	501 Corporate Centre Dr; Ste 400 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	054-14-0-086.00

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, we CHARLES F. KILGORE, AN UNAMRRIED MAN, AND KATHLEEN KILGORE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH COMMON LAW RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARTER DUNLAP AND TONYA DUNLAP, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 251, SECTION 15, BRANDYWINE FARMS, as shown on plat of record in Plat Book 4660, Page 123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed by Quitclaim Deed from Charles F. Kilgore, an unmarried man and Kathleen Kilgore formerly known as Kathleen Blundy, an unmarried woman who acquired title as married, as joint tenants with common law right of survivorship to Charles F. Kilgore, an unmarried man and Kathleen Kilgore, an unmarried woman, as joint tenants with common law right of survivorship as recorded on the 22nd day of September, 2010 in Instrument No. 20100922-0075388; Quitclaim Deed from Charles Kilgore, unmarried, a widow to Charles F. Kilgore, unmarried, and Kathleen Blundy, married, as joint tenants with common law right of survivorship as recorded on the 1st day of April, 2004 in Instrument No. 20040401-0036995 and Deed from Ronald R. Pinckard and wife, Gwendolyn E. Pinckard to Charles F. Kilgore and wife, Kwon Kilgore as recorded on the 15th day of February, 1995 in Deed Book 9595, Page 600, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 218 Rising Sun Terrace, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 19th day of June, 2014.

Charles F. Kilgore

Kathleen Kilgore

STATE OF Tennessee

COUNTY OF Wilson

On this the 19th day of June, 2014, before me personally appeared Charles F. Kilgore and Kathleen Kilgore to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2014.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520