BILL GARRETT, Davidson County
Trans:T20140052650 DEEDWARR
Recvd: 07/22/14 08:13 3 pgs
Fees:18.00 Taxes:543.90
20140722-0064778

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $147,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2014. Notary Public My commission expires:_____
(Notary Stamp)	

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Drake and Alicia Drake	New Owner	**182060A23000CO**
7213 Legacy Drive		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

John F. Gabelman and Hilda Gabelman, as Trustee's of The Gabelman Living Trust, dated February 28, 2005

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Drake and Alicia Drake, husband and wife

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. 240 on the Plan of the Final Plat of Old Hickory Hills, Phase Two - Section Three, of record in Instrument Number 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20041021-0126628, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John F. Gabelman and Hilda Gabelman, as Trustees of The Gabelman Family Trust by deed from John F. Gabelman and Hilda Gabelman of record in Instrument No. 20090113-0003072, Register's Office for Davidson County, Tennessee, dated December 27, 2008 and recorded on January 13, 2009.

Previous Deed erroneously showed vesting as John F. Gabelman and Hilda Gabelman, as Trustees of The Gabelman Family Trust. Correct Vesting is The Gabelman Living Trust

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record as Instrument Number 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20041021-0126628; Declaration of Covenants, Conditions and Restrictions for Old Hickory Hills Homeowners Association, with By-Laws appended thereto, of record in Instrument Number 20020116-0006750, as amended in Instrument Number 20101116-0091730; Charter for Old Hickory Hills HOA of record in Instrument Number 20020123-0009417, and amended in Instrument

Number 20081219-0121385; Storm water detention agreement of record in Instrument Number 20010306-0021333, Instrument Number 20030226-0025749 and Instrument Number 20040927-01160009; Ingress & egress easement to cemetery of record in Instrument Number 20000203-0011193; Easement to United Telephone Company of record in Instrument Number 20020123-0009339; Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 20001030-0107214, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 7213 Legacy Drive Antioch, TN 37013.

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 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 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 17th day of July, 2014.

The Gabelman Living Trust, dated February 28, 2005

John F. Gabelman, Trustee

Hilda Gabelman, Trustee

STATE OF _____

COUNTY OF_____

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John F. Gabelman and Hilda Gabelman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Themselves to be the Trustee's, of The Gabelman Living Trust, dated February 28, 2005, the within named bargainor, and that they as such Trustee's, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by themselves as Trustee's.

Witness my hand and official seal, this the 17th day of July, 2014.

~~Teresita Gonzalez Guerrero~~ See attachment for notary

Notary Public

My Commission Expires:

TERESITA GONZALEZ GUERRERO
Commission # 1969825
Notary Public - California
Orange County
My Comm. Expires Feb 17, 2016

File #: 2141063
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 West Northfield Blvd. Suite 16
Murfreesboro, TN 37129

California All-Purpose Acknowledgment

State of California
County of Orange

On 07/17/14 before me, Teresita Gonzalez Guerrero, notary public, personally appeared ***Hilda Gabelman, John F Gabelman***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresita Gonzalez Guerrero (Seal)

TERESITA GONZALEZ GUERRERO
Commission # 1969825
Notary Public - California
Orange County
My Comm. Expires Feb 17, 2016

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ # of Pages: _____
Signer(s) Other Than Named Above: _____