Box 14
File 26272-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060635 DEEDWARR
Recvd: 08/18/14 09:31 2 pgs
Fees:13.00 Taxes:1942.50
20140818-0074396

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$525,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Gilmore **Michelle Gilmore**	**Avenue Bank**	**Map 130-08-0 Parcel 009-00**
4313 Esteswood Drive	**3823 Cleghorn Ave.**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Doris Condit Bounds, unmarried

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

William Gilmore and Michelle Gilmore, 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. 18 on the Plan of Estewood Estates, as of record in Book 1835, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Doris Condit Bounds, unmarried, by Deed dated January 23, 1984 from Hal B. Johnson and wife, Dona D. Johnson, of record in Book 6219, Page 385, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Doris Condit Bounds, pursuant to a Power of Attorney executed by same on the 6th day of August, 2014, of record in Instrument No. 20140818-0074395, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following:

The Plan of record in Book 1835, Page 101, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Restrictive Covenants contained in instrument of record in Book 1850, Page 17, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **4313 Esteswood Drive, Nashville, TN 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 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 my/our hand(s) this **14th** day of **August, 2014.**

Doris Condit Bounds by Lynda Bounds Gilmore Attorney-in-Fact

Doris Condit Bounds by Lynda Bounds Gilmore, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of August, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Lynda Bounds Gilmore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Doris Condit Bounds** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Doris Condit Bounds**, for the purpose therein contained, by signing the name of **Doris Condit Bounds,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **August, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: 7-3-17