WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140062474 DEEDWARR
Recvd: 08/22/14 14:25 2 pgs
Fees: 13.00 Taxes: 740.00

20140822-0076887

G-VRES-14-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2014.

Notary Public

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

PATRICE J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

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 (S)
Thomas P. Gilbert	**Avenue Bank**	
(NAME)	(NAME)	
2025 Olga Avenue	**111 10th Avenue South, Suite 200**	**073-01-0-030.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37203**	
(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 **BRITTANY MAYNARD, UNMARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS P. GILBERT AND AMANDA C. GILBERT, HUSBAND AND WIFE** 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 the southerly half of Lot No. 32, Block G on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the northwesterly margin of Olga Avenue and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Nayoyinka Spencer, unmarried by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of record in Instrument No. 20040322-0032247 Register's Office for Davidson County, Tennessee, dated March 16, 2004 and recorded on March 22, 2004. (Value of consideration shown in aforementioned deed $67,500.00.)

Being the same property conveyed to Brittany Maynard by deed from Rublin Lublin TN, PLLC of record in Instrument No. 20140715-0062523 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on July 15, 2014. (Value of consideration shown in aforementioned deed $97,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1107, Page 388, in the 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: **2025 Olga Avenue , Nashville, Tennessee 37216**.

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 20th DAY OF AUGUST, 2014.

Brittany Maynard

Brittany Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY MAYNARD, 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 20th of August, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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