Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2014.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joelle Herr		
1513 Boscobel St.	New Owner	08313046700
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMY M. GILL AND AMY L. CLITHERO GILL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOELLE HERR, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 184, Block S on the Plan of Lindsley Homestead, of record in Plat Book 2, Page 92, 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 Home Equity Company, a Tennessee Corporation by deed from Allie Johnson of record in Book 3339, page 96, Register's Office for Davidson County, Tennessee, dated August 30, 1961 and recorded on January 23, 1962.

Being the same property conveyed to Sheila Komisar by deed from Home Equity Co. of record in Book 8289, page 87, Register's Office for Davidson County, Tennessee, dated March 1, 1990 and recorded on February 7, 1991.

This property was lost in tax sale 94-632-I and conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee at Book 9814, Page 287.

Being the same property conveyed to Gill Design & Construction, LLC by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20120910-0081610 Register's Office for Davidson County, Tennessee, dated July 16, 2012 and recorded on September 10, 2012.

Being the same property conveyed to Jeremy M. Gill and wife, Amy L. Clithero Gill by deed from Gill Designs & Construction, LLC being one and the same as Gill Design & Construction, LLC of record in Instrument No. 20121113-0104008 Register's Office for Davidson County, Tennessee, dated November 9, 2012 and recorded on November 13, 2012.

BILL GARRETT, Davidson County
Trans:T20140063672 DEEDWARR
Recvd: 08/27/14 15:18 2 pgs
Fees:13.00 Taxes:1479.63
20140827-0078361

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1513 Boscobel St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of August, 2014.

Jeremy M. Gill

Amy L. Clithero Gill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy M. Gill and Amy L. Clithero Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of August, 2014.



Notary Public