# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/14 14:04 3 pgs
Fees:18.00 Taxes:806.60
**20140919-0086334**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$218,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2017

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney**
**2525 21st Avenue South, 2nd Floor**
**Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **William Don Gibson**<br>**Danielle C. Gibson** | **Same as New Owner** | **Map 103-6** |
| (NAME)<br>**1213 Kilrush Drive** | (NAME) | **Parcel 95.00** |
| (ADDRESS)<br>**Franklin, TN 37069** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **DONNA MARIE REID KILKELLY, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM DON GIBSON AND DANIELLE C. GIBSON, 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 13 on the Plan of Brookside Court Subdivision, of record in Book 1424, page 145, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 13 fronts 77.6 feet on the Northerly side of Kendall Drive and runs back 174.9 feet on the Westerly line and 199.1 feet on the Easterly line to a line in the rear which measure 75 feet.**

**Being the same property conveyed to Donna Marie Reid Kilkelly, unmarried by Quitclaim from Donna Marie Reid Kilkelly. filed for record as Instrument No. 20101025-0084984, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Donna Marie Reid Kilkelly by Quitclaim Deed from Shannon Robert Kilkelly, married, of record in Instrument No. 20031201-0172308. Being the same property conveyed to Shannon R. Kilkelly and wife, Donna M. Kilkelly by Deed, of record in Instrument No. 20021010-0124569, said Register's Office.**

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 145, said Register's Office; (c) Easement of record in Book 5177, page 516 and in Book 5188, page 127, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5512 Kendall Drive, Nashville, TN 37209**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 19th day of September, 2014.**

Donna Marie Reid Kilkelly

**Donna Marie Reid Kilkelly**

**ACKNOWLEDGMENT**

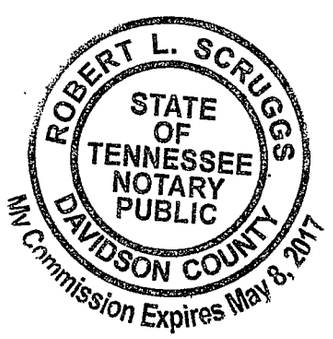
**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, of said County, **Donna Marie Reid Kilkelly,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2014.

Commission expires:




Robert L Scruggs

Notary Public

Certificate of Authenticity

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee
County of Davidson

Personally appeared before me, _____, a notary public for this county and state, _____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 5-2-2014

