BILL GARRETT, Davidson County
Trans:T20140082001 DEEDWARR
Recvd: 10/30/14 15:43 2 pgs
Fees:13.00 Taxes:1135.90
20141030-0100318

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1264**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/28/2014**, by and between **Lisa Brunetta Meadors, Executrix of The Estate of Brunetta R. Blystone**, parties of the first part, and **Jeremy M. Gill and Amy L. Clithero-Gill, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of East Edgefield Plan of Lots of record in Plat Book 21, Page 147, 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 Glenn C. Blystone and wife, Brunetta R. Blystone by deed from Mallernee Realty Company, Inc. of record in Book 2103, page 443, Register's Office for Davidson County, Tennessee, dated December 12, 1952 and recorded on December 12, 1952.

Glenn C. Blystone predeceasing Brunetta Blystone. Brunetta died April 13, 2014 leaving a will probated at Docket 14P687. Lisa Brunetta Meadors was appointed executrix.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **083 13 0 022.00**
☒ **Improved 1208 Russell Street, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Lisa Brunetta Meadors

Lisa Brunetta Meadors, Executrix of
The Estate of Brunetta R. Blystone

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Lisa Brunetta Meadors, Executrix of **The Estate of Brunetta R. Blystone**, to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and Notarial Seal this 28th day of October, 2014..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Jeremy M. Gill and Amy L. Clithero-Gill**

and Address: **1208 Russell Street, Nashville, TN 37206**

Mail tax bills to: 1513 Boscobel Street, Nashville, TN 37206

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $307,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coates
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 28th day of October, 2014..

Anne Marie Chandler
Notary Public

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016