WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090168 DEEDWARR
Recvd: 12/02/14 11:21 2 pgs
Fees:13.00 Taxes:295.63
20141202-0110390

STATE OF Georgia
COUNTY OF Gwinnett
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Brooke Lusky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: July 6, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert J. Pilmer	NEW OWNER	10812000800
(NAME)	(NAME)	
3255 Trail End Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brooke Lusky**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert J. Pilmer and Debra L. Pilmer, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 18-A, on the Zone lot Division of Lots 12, 13, 16, 17, & 18, Section One, Trailwood, of record in Plat Book 6250, Page 140, amending Plat Book 5210, Page 351, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brooke Lusky by Warranty Deed dated 04/20/2007 from Ray Carl McMullen, unmarried of record in Instrument 200704240048945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6250, Page 140, amending Plat Book 5210, Page 351. (2) Restrictive Covenants of record in Book 5728, Page 298, as amended of record in Book 6128, Page 361, as amended of record in Book 6426, Page 153, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3255 Trail End Lane, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or 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/or 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 14th day of November, 2014.

Brooke Lusky

State of Tennessee
County of Wilson

Personally appeared before me Brooke Lusky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of November, 2014.

Notary Public
My Commission Expires: July 6 2015

CHERYL B PICKETT
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Jul 6, 2015

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122