20066
book 13

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00.

Affiant

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-20-2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES:
File No. G14-0363D

BILL GARRETT, Davidson County
Trans:T20140093952 DEEDWARR
Recvd: 12/16/14 10:44 2 pgs
Fees:13.00 Taxes:588.30
20141216-0114847

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kazhen A. Dohuky (NAME)	CMG Mortgage Inc (NAME)	183-5-A-11 CO
3513 Pinwheel Drive (STREET ADDRESS)	3160 Crow Canyon Rd # 400 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Brandon M. Gill and Megan A. Bailey Gill, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kazhen A. Dohuky, unmarried,** 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 No. 11 on the plan of OCTOBER WOODS, PHASE ONE, SECTION TWO, as shown by plat of record in Plat Book 7900, Page 909, revised in Plat Book 9700, Page 54-55 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Brandon M. Gill and Megan A. Bailey, as joint tenants with right of survivorship from Donald E. Wheeler and wife, Julie F. Wheeler, by Deed dated July 25, 2005, as Instrument No. 20050825-0101900, in the Register's Office for Davidson County, Tennessee.

Brandon M. Gill and Megan A. Bailey having since married and Megan A. Bailey is now known as Megan A. Bailey Gill.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5047, page 661, Book 5047, page 656, Book 9840, page 276, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 909, revised in Plat Book 9700, Page 54-55 Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 9840, page 259, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Instrument No. 20000425-0041127, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement as recorded in Book 9771, page 560 and Book 10010, page 50, Register's Office for Davidson County, Tennessee.

8. Drainage Easement as recorded in Book 8443, page 75, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3513 Pinwheel Drive, Antioch, TN 37013.

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. Whenever 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 11th day of December, 2014.

Brandon M. Gill — December 11, 2014 Date

Megan A. Bailey Gill — December 11, 2014 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Brandon M. Gill and Megan A. Bailey Gill, husband and wife, the bargainor(s), 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 11th day of December, 2014.

My Commission Expires: 9-11-17

Notary Public

CARL ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 09-11-2017 DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066