BILL GARRETT, Davidson County
Trans: T20150001055 DEEDWARR
Recvd: 01/06/15 11:56 2 pgs
Fees: 13.00 Taxes: 795.50
20150106-0001295

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of December, 2014, by and between Joseph T Gilleylen and Margo L Gilleylen, husband and wife , party of the first part, and Judson E Pyatt and wife Laura Pyatt and Nancy S. Maus, a married woman, all as joint tenants with rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Solitude Acres, Section 2, Part 2, as of record in Book 4300, Page 138, Register's Office for said County.

Being all or part of the same property conveyed to Joseph T. Gilleylen and Margo L. Gilleylen by virtue of that certain Warranty Deed dated July 25, 2013, at Instrument No. 20130729-0078717 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4011, Page 570; Book 4018, Page 579; Book 4603, Page 703 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Joseph T Gilleylen

Margo L Gilleylen

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joseph T Gilleylen and Margo L Gilleylen, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2014.

Notary Public

My Commission Expires: 9/9/16

KIMBERLY ALSTON
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires 09.09.2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2014.

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2015

MY COMMISSION EXPIRES: 8-23-16

MAP / PARCEL NUMBER : 025±4-011.00-000

Mail Tax Bills to: (New Owners)

Judson E. Pyatt and NancyS. Pyatt
202 Tabor Drive
Goodlettsville, TN 37072