(V) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20150014580 DEEDWARR
Recvd: 02/27/15 14:22 3 pgs
Fees:18.00 Taxes:629.00
20150227-0017245

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Abigail J. Dillingham
804 Restover Court
Nashville, TN 37214

MORTGAGEE
F&M Bank
P.O. Box 451
Clarksville, TN 37041

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 108-04-0
PARCEL 141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bruce R. Gill and Susan F. Gill, Trustees of the Gill Revocable Living Trust U/A/D July 29, 1997, amended and restated March 18, 2002, February 2, 2004, and March 13, 2013,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Abigail J. Dillingham, an unmarried woman**, 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. 329, on the Plan of Larchwood, Section 6, as shown on plat of record in Book 6250, Page 235, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bruce R. Gill and wife, Susan F. Gill, Trustee's U/A/D of the Gill Revocable Living Trust Agreement, by Warranty Deed from Robert Curtis Edwards and Sherry O. Edwards, husband and wife, dated August 29, 2007 and filed of record in Instrument No. 20070904-0105582, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6452, Page 163; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6518, Page 722, Book 6518, Page 725, and in Book 6592, Page 366; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 6250, Page 235, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **804 Restover Court Nashville, TN 37214.**

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 our hands this 24th day of February, 2015.

The Gill Revocable Living Trust Agreement

By: Bruce R. Gill, Trustee by Susan F. Gill, Trustee POA
Bruce R. Gill, Trustee, by Susan F. Gill, Trustee
His Attorney in Fact
His attorney in fact

By: Susan F. Gill Trustee
Susan F. Gill, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Susan F. Gill, Trustee of the Gill Revocable Living Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged herself to be the Attorney in Fact for Bruce R. Gill, Trustee of the Gill Revocable Living Trust, the within named bargainor, and that Susan F. Gill, Trustee of the Gill Revocable Living Trust as such Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Bruce R. Gill, Trustee of the Gill Revocable Living Trust, the within named bargainor, by the said Susan F. Gill, Trustee of the Gill Revocable Living Trust, as Attorney in Fact for Bruce R. Gill, Trustee of the Gill Revocable Living Trust.

Witness my hand and official seal at Mt. Juliet, Tennessee this 24th day of February, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Susan F. Gill, Trustee of the Gill Revocable Living Trust, 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 24th day of February, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Coreen Newcomb
AFFIANT

Subscribed and sworn to before me this 24th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018