WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151080

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$157,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2015.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2018
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy & Denielle Key 121 Gayle Drive Old Hickory, TN 37138	Cornerstone Home Lending, Inc. 1177 West Loop South #200 Houston, TX 77027	063-04-63.00

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 hereby acknowledged, we,

Nicholas C. Gilbert and wife, Ashton Gilbert

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jeremy G. Key and Denielle Key, husband and wife

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. 9 on the Plan of Polly Acres, as of record in Book 3700, Page 57, as amended in Book 3700, Page 90, 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 Nicholas C. Gilbert by Deed from AMC Mortgage Company, Inc. dated May 1, 2006 of record in Instrument Number 20060501-0049983, Register's Office for Davidson County, Tennessee. Nicholas C. Gilbert has since married. Ashton Gilbert joins in this conveyance for the purpose of conveying any right, title and interest in said property.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book Book 3700, Page 57, as amended in Book 3700, Page 90, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 121 Gayle Drive, Old Hickory, TN 37138
(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 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 hand(s) this 2nd day of March, 2015.

Nicholas C. Gilbert

Ashton Gilbert

BILL GARRETT, Davidson County
Trans:T20150017271 DEEDWARR
Recvd: 03/10/15 12:13 2 pgs
Fees:13.00 Taxes:584.23
20150310-0020387

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nicholas C. Gilbert and Ashton Gilbert, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076