Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150019428 DEEDWARR
Recvd: 03/17/15 13:49 2 pgs
Fees:13.00 Taxes:3089.50
20150317-0022933

39-B
File #15-1068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry E. Gilliland Revocable Trust U/A/D September 3, 2013, by it's Trustee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jill Branyan, a married woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Revision of Castlewood of record in Book 6900, Page 133, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Jerry E. Gilliland and Jerry E. Gilliland, Jr., Trustees of the Jerry E. Gilliland Revocable Trust dated September 3, 2013, by Quitclaim Deed from Jerry E. Gilliland dated September 3, 2013 of record as Instrument No. 20130905-0093466, Register's Office for Davidson County, Tennessee. Jerry E. Gilliland having died on January 11, 2014 as evidenced in the Seventh Circuit Court of Davidson County, Tennessee Probate Division as Probate #14P555. Property vested into Grantor herein pursuant to the terms of said Trust.

Jerry E. Gilliland, Jr. hereby joins in this conveyance in his capacities as Trustee of the Jerry Gilliland Revocable Trust dated September 3, 2013 and as Executor of the Estate of Jerry E. Gilliland of record as Probate #14P555 in the Davidson County Probate Court.

The undersigned Trustee certified that the Trust referenced above is valid and has not been terminated. Said Trust provides that in the event either of the original Co-Trustees named therein for any reason by unwilling or unable at any time to serve as a Trustee, the remaining Trustee may serve alone. The Trustee has the power and authority under said Trust to sell and convey real property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 13 Castlewood Court, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of March, 2015.

The Jerry E. Gilliland Revocable Trust dated September 3, 2013

Trustee

BY: Jerry E. Gilliland, Jr., Trustee

Estate of Jerry E. Gilliland

Executor

Jerry E. Gilliland, Jr., Executor

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry E. Gilliland, Jr., Trustee of The Jerry Gilliland Revocable Trust dated September 3, 2013 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 12th day of March, 2015.

NOTARY PUBLIC

Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry E. Gilliland, Jr., Executor of The Estate of Jerry E. Gilliland, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 12th day of March, 2015.

NOTARY PUBLIC

Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 835,000.00.

Affiant Trustee

Sworn and subscribed before me on this the 12th day of March, 2015.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jill Branyan 13 Castlewood Court Nashville, TN 37215	Owner	144-08-B-4.00