BILL GARRETT, Davidson County
Trans:T20150022835 DEEDWARR
Recvd: 03/30/15 10:30 2 pgs
Fees:13.00 Taxes:603.10
20150330-0026930

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Joe M. Gill III
Affiant

Subscribed and sworn to before me, this 27 day of March, 2015.

Notary Public
My commission expires: 10/18/16

07-1502-85921

Address of New Owner:	Send Tax Bills to:	Tax Information
Joe M. Gill, III ~~612 Harpeth Bend Drive~~ ~~Nashville TN 37221~~ 7306 OLD HARDING RD NASHVILLE, TN 37211	Magna Bank 6525 Quail Hollow Rd #300 Memphis, TN 38120	142-15-0-021.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kirk Demorest and Pamela Demorest, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joe M. Gill, III and Lindy F. Gill, husband and wife, hereinafter called the Grantees, their successors 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. 102, on the Plan of Section I, Harpeth Valley Park, of record in Book 3600, Pages 93 and 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kirk Demorest and Pamela Demorest, husband and wife by deed from Aaron Lawyer, unmarried, dated November 22, 2005, recorded November 30, 2005, of record in Instrument No. 20051130-0143894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 612 Harpeth Bend Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25 day of March, 2015.

Kirk Demorest

Pamela Demorest

STATE OF California

COUNTY OF Sonoma

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kirk Demorest and Pamela Demorest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, this 25 day of March, 2015.



Notary Public

My Commission expires 2/5/18