WARRANTY DEED

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William J. Gilbert Jr.	Commerce Union Bank	164010A01400c0
(NAME) 3705 Hamilton	(NAME) 101 Creekstone Blvd, Suite 200	
(ADDRESS) Church Rd	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP) Antioch TN 37013	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kenneth W. Meroney, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William J. Gilbert Jr and wife, Rhonda Gilbert, as joint tenants , 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. 44 ON THE FINAL PLAT, PHASE ONE, MARHADEN POINTE, A RESIDENTIAL PUD SUBDIVISION OF RECORD IN INSTRUMENT 20060907-0110477, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KENNETH W. MERONEY, BY DEED FROM SARA MARIE SERRITELLI, DATED 05/31/1996 AND RECORDED ON 06/17/1996 IN BOOK 10087, PAGE 657, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 3705 Hamilton Church Road, Antioch, TN 37013
(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

BILL GARRETT, Davidson County
Trans:T20150030864 DEEDWARR
Recvd: 04/23/15 12:41 2 pgs
Fees:13.00 Taxes:591.63

20150423-0036486

Witness my hand this 15th day of April, 2015.

Kenneth W. Meroney

STATE OF TENNESSEE

COUNTY OF

On this 15th day of April, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth W. Meroney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-18-18

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY