Please Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150042772 DEEDWARR
Recvd: 06/02/15 09:54 2 pgs
Fees:13.00 Taxes:895.40
20150602-0050916

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$242,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2015.

Notary Public

My commission expires:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Leslie Gignilliat **Darrell Gignilliat**	Quicken Loans, Inc.	**Map 098-13-0-D Parcel 012-00co**
5048 Megan Drive	1050 Woodward Ave	
Hermitage, TN 37076	Detriot, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles E. Bledsoe, Jr. and wife, Andra L. Bledsoe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leslie Gignilliat and Darrell Gignilliat, wife and husband

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. 12 on the Final Plat of Windsong Subdivision, of record in Instrument No. 20001122-0115313, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles E. Bledsoe, Jr. and wife, Andra L. Bledsoe, by Deed dated September 28, 2001 from The McCulloch Company, LLC, of record in Instrument No. 20010928-0105099, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20001122-0115313, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Stormwater Detention Agreement of record in Instrument No. 20000627-0063950, said Register's Office. (3) Dedication of Common Areas of record in Instrument No. 20070604-0066316, said Register's Office. (4) Windsong HOA Rules and Regulations of record in Instrument No. 20090923-0088560, said Register's Office. (5) Declaration of Covenants, Conditions, Restrictions, By-Laws and Charter of Windsong, of record in Instrument No. 20001121-0115020, and amended in Instrument No. 20010831-0094848, Register's Office for Davidson County, Tennessee. (6) Charter of Windsong Homeowners' Association, Inc., of record in Book 11472, Page 850, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X__) Unimproved (____) property, known as **5048 Megan Drive, Hermitage, TN 37076**

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 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 my/our hand(s) this **29th** day of **May, 2015.**

Charles E. Bledsoe, Jr.

Andra L. Bledsoe

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Charles E. Bledsoe, Jr. and Andra L. Bledsoe,** the within named sellers, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this **29th** day of **May, 2015.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 2/13/17