WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150048559 DEEDWARR
Recvd: 06/18/15 10:10 2 pgs
Fees:13.00 Taxes:425.50

20150618-0058114

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremiah Mills and Caitlin Mills	FIRST BANK	04304001600
(NAME)	(NAME)	
519 Keeton Avenue	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Janet Matthews by and through her Attorney in Fact, William Gibbs, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremiah Mills and Caitlin Mills, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Swinging Bridge Heights of record in Book 2854, Page 114, Register's Office for said Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dorothy Gilbert from Benjamin D. Miller and Wife, Lisa C. Miller of record in Book 10680, Page 953, Register's Office for Davidson County, Tennessee. The said Dorothy Gilbert having since died on April 30, 2014. By the Last Will and Testament of the said Dorothy Gilbert, deceased, above property was devised to Janet Matthews, see Probate Court for Davidson County, Tennessee, Case No. 14P791. Further, Janet Matthews, as Executrix and William Gibbs as Executor conveyed above property to Janet Matthews by Quitclaim Deed of record in Instrument No. 20150319-0023704, Register's Office for Davidson County,Tennessee. *20150618-0058113

****Power of Attorney executed by Janet Matthews to William Gibbs is being recorded simultaneously herewith in Instrument No. * , Register's Office for Davidson County, Tennessee****

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SWINGING BRIDGE HEIGHTS OF RECORD IN BOOK 2854, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 519 Keeton Ave., 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 my hand this 16th day of June, 2015.

Janet Matthews by William Gibbs Attorney in Fact

Janet Matthews by William Gibbs, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, William Gibbs, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Janet Matthews, acting as that person's agent and attorney in fact, and the said William Gibbs acknowledged that he executed the foregoing instrument as agent and attorney in fact for Janet Matthews for the purposes therein contained.

WITNESS my hand and seal, this 16th day of June, 2015.

My Commission Expires: 1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY