WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049473 DEEDWARR
Recvd: 06/22/15 10:14 2 pgs
Fees:13.00 Taxes:610.50
20150622-0059287

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 6, 2015

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha Hurr	Samantha Hurr Corey Harris	10614011800
(NAME)	(NAME)	
70 Lyle Lane	70 Lyle Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, WE, **Patrick H. Gillian, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA HURR, UNMARRIED AND COREY HARRIS, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Sharpe Park, as of record in Plat Book 2330, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Reita Mae Stansell by Quit Claim Deed dated 02/26/1999 from Michael Wayne Sullivan and wife, Christy Sullivan, and Richard Randall Sullivan and wife, Della Sullivan of record in Book 11369, Page 613, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick H. Gillian by Warranty Deed dated 01/12/2015 from Reita Mae Stansell, unmarried of record in Instrument 201501120003306, Register's Office for Davidson County, Tennessee.

The above referenced property did not constitute the primary residence of the Grantor and was for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 70 Lyle Lane, Nashville, TN 37210
(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 our hands this 19th day of June, 2015.

Patrick H. Gillian By KMG
Attorney in Fact

Patrick H. Gillian
By: Kevin M. Gillian, Attorney in Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kevin M. Gillian with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Patrick H. Gillian and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.
In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 19th day of June, 2015.

Notary Public _____
My Commission Expires: 7-6-15

SHANNON PAULBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 6, 2015