JANA DRURY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires March 1, 2016	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $360,000.00 Affiant Subscribed and sworn to before me, this 28th day of September, 2015. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

BILL GARRETT, Davidson County
Trans:T20150083602 DEEDWARR
Recvd: 10/01/15 11:54 2 pgs
Fees:13.00 Taxes:1332.00
20151001-0099846

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bonnie Richardson	AmeriBank	**06300017400**
653 Hidden Acres Dr	1800 Parkway Pl #820	
Madison, TN 37115	Marietta GA 30067	

FOR AND IN 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 ACKNOWLEDGE, WE,

James R. Gatling and wife, Pam C. Gatling

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

Bonnie Richardson, a single woman

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. 1 on the Plan of Neely's Bend Acres, Resub of Reserve Parcel "B", Section I, as of record in Book 4885, page 63, Register's Office for Davidson County, TN.

Said Lot No. 1 fronts 165.00 feet on the northerly side of Hidden Acres Drive and extends back 329.00 feet on the westerly line and 329 feet on the easterly line to a dead line measuring 165.0 feet thereon.

Being the same property conveyed to James R. Gatling and wife, Pam C. Gatling by Warranty Deed from Joyce A. Jones, a single person dated 10/10/85 and recorded on 11/14/85 in Book 6709, page 412, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 653 Hidden Acres Dr, Madison, TN 37115.

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 in 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 28th day of September, 2015.

James R. Gatling

Pam C. Gatling by James R. Gatling as attorney in fact

AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, James R. Gatling, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2015.

Notary Public

My Commission Expires:_____

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES R. GATLING, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of PAM C. GATLING, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book * , Page _____, in said Register's Office.

* 20151001-0099845

Witness my hand and official seal at office, this 28 day of Sept. 2015

Notary Public

My Commission Expires: _____

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016