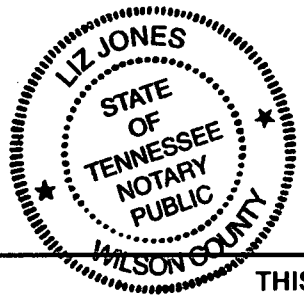
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Gillian	Kevin Gillian	~~071~~ 072 13028 6.00
(NAME)	(NAME)	
1511 Gartland Avenue	1511 Gartland Avenue	~~8108769.0001~~
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James F. Smith and Wife, Ronda V. Smith**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin Gillian, a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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 35 of Block "B" on the Revised Plat of a part of L.M. Ezell's 12.11 acre tract, of record in Book 1130, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James F. Smith and wife, Ronda V. Smith by Warranty Deed from Charles Osborne and wife, Glenda Osborne, dated October 10, 1987 and recorded October 13, 1987 of record in Book 7377, Page 331, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1130, Page 5, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

BILL GARRETT, Davidson County
Trans:T20150085554 DEEDWARR
Recvd: 10/07/15 12:26 2 pgs
Fees:13.00 Taxes:370.00

20151007-0102319

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.

unimproved ☐

This is improved ☑ property, known as 893 Douglas Avenue, Nashville, TN 37206

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29th day of September, 2015.

James F. Smith by Ronda V. Smith his atty in fact — Ronda V. Smith

James F. Smith by Ronda V. Smith his atty in fact

Ronda V. Smith

State of Tennessee
County of Wilson

On this 29th day of September, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ronda V. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of James F. Smith, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires; 8-14-17

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MARILYN C. NEWMAN

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronda V. Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of September, 2015.

Notary Public
My Commission Expires: 8-14-17

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MARILYN C. NEWMAN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122