BILL GARRETT, Davidson County
Trans:T20150085613 DEEDWARR
Recvd: 10/07/15 14:04 2 pgs
Fees:13.00 Taxes:899.10
20151007-0102397

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN TRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas C. Gilbert and Ashton L. Gilbert 103 Karen Wayne Drive Old Hickory, TN 37138	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	053-16-104.00

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 acknowledged, we,

Jimmy Dalton and wife, Brandy Dalton

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Nicholas C. Gilbert and Ashton L. Gilbert, 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:

Being Lot No. 1, on the Plan of Resubdivsion Plat, Lots 5 & 7 and Half of Lot 3 Lakewood Heights, 1st Addition of record in Instrument Number 20060628-0077384, Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy Dalton and wife, Brandy Dalton by Warranty Deed from Gerald Scott Thompson and wife, Cynthia D. Thompson, dated December 21, 2007, of record in Instrument Number 20071226-0147175, Register's Office for Davidson County, TN. Also see Notary Certificate of Correction of record in Instrument Number 20080114-0004049, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20060628-0077384, Register's Office for Davidson County, Tennessee.
3) Property is subject to an Easement for Sewage Pumps, Svc Lines, Ingress/Egress, and Appurtenances to the Metropolitan Government of record in Instrument Number 20120214-0012706, said Register's Office.
4) Property is subject to a Sanitary Sewer/Storm Drainage Easement to the Metropolitan Government of record in Book 9687, Page 955, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **103 Karen Wayne Drive, 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 our hand(s) this 30th day of September, 2015.

Jimmy Dalton

Brandy Dalton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jimmy Dalton and Brandy Dalton, with whom I am personally acquainted, (or who 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, at office, this 30th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076