Return To: 15-0448
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1536

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20150089130 DEEDWARR
Recvd: 10/20/15 10:42 2 pgs
Fees:13.00 Taxes:1350.50
20151020-0106452

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of October, 2015

Notary Public
Commission Expires: 3-7-16

MY COMMISSION EXPIRES:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joe Quinton Gilder 467 Hogan Road Nashville, TN 37220	SWBC Mortgage Corp. 9311 San Pedro Ave, Suite 100 San Antonio, TX 37122	146-16-0-104.00

WARRANTY DEED

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, I/WE,

James Greg Hostettler and wife, Peggy Sue Hostettler

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Q. Gilder and Pamela Gilder, 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:

LAND in Davidson County, Tennessee, being Lot No. 1082 on the Plan of Brentwood Hall, Section XII, of record in Book 2663, Page 99, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to James Gregory Hostettler and wife, Peggy Sue Hostettler by Warranty Deed from Jeff Commons and wife, Angie Commons, dated 5/28/14 and recorded 6/5/14 in Instrument No. 20140605-0048772, Register's Office for Davidson County, Tennessee. Prior Sources of Title: BEING the same property previously conveyed to Jeff Commons (incorrectly spelled Common) and wife, Angie Commons (incorrectly spelled Common), by Quitclaim Deed from Robert L. Burris and wife, Beverly A. Burris, dated 2/19/04 and recorded 4/22/04 in Instrument No. 20040422-0045702; and being the same property previously conveyed to Robert L. Burris and wife, Beverly A. Burris, by Warranty Deed from Frances Marie Romeo (formerly known as Frances Marie Romeo Wilson), dated 12/5/00 and recorded 12/13/00 in Instrument No. 20001213-0122723, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 467 Hogan Road, Nashville, TN 37220.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of October, 2015.

James Greg Hostettler

Peggy Sue Hostettler

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Greg Hostettler and Peggy Sue Hostettler** 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 and official seal at Brentwood, Tennessee this 9th day of October, 2015.

Notary Public
My Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)