BILL GARRETT, Davidson County
Trans:T20150090923 DEEDWARR
Recvd: 10/26/15 12:20 2 pgs
Fees:13.00 Taxes:698.93
20151026-0108613

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jennie E. Bender
305 Hickory Chase Court
Madison, TN 37115

MORTGAGEE
Peoples Home Equity, Inc.
5205 Maryland Way, Ste 100
Brentwood, TN 37027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 042-16-0-A-01.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Timothy W. Gill and Susan Gill, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jennie E. Bender, and unmarried 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. 14 on the plan of Hickory Chase Final Plat in Book 7900, page 973, amended and now, of record in Book 9910, page 618, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy W. Gill and Susan Gill, husband and wife, by Quitclaim Deed from Timothy W. Gill, dated March 12, 2013, filed of record in Instrument No. 20130314-0025333, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 9683, Page 193, as amended in Book 10279, page 741; Charter of Hickory Chase Homeowners Association, Inc. of record in Book 10264, page 975; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 973, amended and now, of record in Book 9910, page 615, Register's Office for, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **305 Hickory Chase Court 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 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 October, 2015.

Timothy W. Gill

Susan Gill

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy W. Gill and wife, Susan Gill, the bargainor(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 and official seal this 19th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 1.6.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $188,900.00.

AFFIANT

Subscribed and sworn to before me this 19th day of October, 2015.

NOTARY PUBLIC

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11-3-15

Return to
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076