BILL GARRETT, Davidson County
Trans:T20150105425 DEEDWARR
Recvd: 12/14/15 14:30 2 pgs
Fees:13.00 Taxes:129.50
20151214-0125581

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0782HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of December, 2015.

Notary Public
Commission Expires: 11/20/18

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jerry C. Gillihan 609 Westchester Drive Madison, TN 37115	Citizen's Bank 150 West Main St. Gallatin, TN 37066	042-10-0-034.00

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,

Marcia Wright and Cynthia Gillihan as devisees of Marlene Ruth Osment

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

Jerry C. Gillihan and Cynthia S. Gillihan, 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. 39 on the Plan of Section II, Sherry Heights, as of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Wallace B. Fox and wife, Marlene R. Fox, by Warranty Deed from Mildred E. Fox, a widow, dated 5/15/62 and recorded 5/15/62 in Book 3376, Page 257, in the Register's Office of Davidson County, Tennessee. The said Wallace B. Fox having since died. The said Marlene R. Fox having since remarried Dorris Hal Osment and became known as Marlene F. Osment. The said Dorris Hal Osment having since predeceased Marlene F. Osment. The said Marlene F. Osment, a/k/a Marlene Ruth Osment having since died on January 1, 2011, and by her Last Will and Testament filed in Docket No. 15P-1147, in the Probate Court for Davidson County, Tennessee, she devised subject property to Cynthia Gillihan and Marcia Wright.

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; (4) Sanitary Sewer Easement of record in Book 5569, Page 148, said Register's Office.

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

This is improved property known as: 609 Westchester Drive, 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 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 7th day of December, 2015.

Marcia Wright

Cynthia Gillihan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marcia Wright and Cynthia Gillihan** 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 7th day of December, 2015.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

SUMNER COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
BRENDA HUNTSMAN