STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 226,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2016.

Notary Public

My commission expires: 12-22-19

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Philip J. Gerring	**AMERIS BANK**	**08308020600**
701 Rosebank Avenue	**1800 Parkway Place, Ste. 820**	
Nashville, TN 37206	**MARIETTA, GA 30067**	

BILL GARRETT, Davidson County
Trans:T20160018828 DEEDWARR
Recvd: 03/08/16 09:44 2 pgs
Fees:13.00 Taxes:836.20
20160308-0022031

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 ACKNOWLEDGE, WE,

Charles Matthew Pilkinton and Ashley Pilkinton, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Philip J. Gerring, single man

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. 3 in Meadow Rose Park, Section 1, of record in Book 2083, page 53, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Rosebank Avenue at the common corner of Lots 3 and 4; thence with the line between said lots 150.5 feet to a point; thence westerly 100 feet to a point in the margin of Meadow Rose Drive; thence with same northerly 130.5 feet to the beginning of a curve; thence around said curve in a northeasterly direction 31.42 feet to a point in the margin of Rosebank Avenue; thence with same Easterly 80 feet to the point of beginning.

Being the same property conveyed to Charles Matthew Pilkinton, unmarried, from Mark Anthony Pilkinton, Individually and as Co-Executor of the Estate of Malcolm S. Pilkinton, Michael Stanley Pilkinton, Individually and as Co-Executor of the Estate of Malcolm S. Pilkinton, Gloria Jane P. Moylan, and Mack Edward Pilkinton, by Warranty Deed dated January 25, 2006 and of record in Instrument No. 20060210-0016483, Register's Office for Davidson County, Tennessee. Ashley Pilkinton joins in this conveyance for the purpose of conveying all her rights and interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 701 Rosebank Avenue, Nashville, TN 37206.

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 in 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 my/our hand(s) this 4th day of March, 2016.

Charles Matthew Pilkinton

Ashley Pilkinton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Charles Matthew Pilkinton and Ashley Pilkinton, the within named Grantor(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, at office, this 4th day of March, 2016.

Notary Public

My Commission Expires:

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STW-37220-0234