# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160022302 DEEDWARR
Recvd: 03/18/16 11:03 2 pgs
Fees: 13.00 Taxes: 838.05
20160318-0025855

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville,

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| Andrew Gilson and Rachel Gilson | Churchill Mortgage | |
| (NAME) | (NAME) | |
| 22 Anton Court | 7101 Old Hickory Blvd, #400 | 148-1 146 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **ANDREW ARTHUR ANGLEMYER AND ASHLEIGH ELIZABETH-RUTH ANGLEMYER, TRUSTEES OF THE ANDREW ARTHUR ANGLEMYER AND ASHLEIGH ELIZABETH-RUTH ANGLEMYER REVOCABLE LIVING TRUST DATED NOVEMBER 29, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW GILSON AND RACHEL GILSON, 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. 4 on the Plan of Anton Place, of record in Plat Book 9700, Page 376, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Andrew Arthur Anglemyer and Ashleigh Elizabeth-Ruth Anglemyer, Trustees of the Andrew Arthur Anglemyer and Ashleigh Elizabeth-Ruth Anglemyer Revocable Living Trust dated November 29, 2011, by Quitclaim Deed dated August 3, 2012 from Ashleigh Anglemyer and Andrew Anglemyer, wife and husband, of record in Instrument No. 20120814-0072409, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 9700, Page 376, said Register's Office; and restrictive covenants of record in Book 10345, Page 667, said Register's Office.**

unimproved
This is improved x property, known as 22 Anton Court, Nashville, TN 37211

(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 my hand this 17 day of March, 2016

ANDREW ARTHUR ANGLEMYER AND ASHLEIGH ELIZABETH-RUTH ANGLEMYER REVOCABLE LIVING TRUST DATED NOVEMBER 29, 2011

BY: _____

ANDREW ARTHUR ANGLEMYER, TRUSTEE

BY: _____

ASHLEIGH ELIZABETH-RUTH ANGLEMYER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Andrew Arthur Anglemyer and Ashleigh Elizabeth-Ruth Anglemyer, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged they are the Trustees of the Andrew Arthur Anglemyer and Ashleigh Elizabeth-Ruth Anglemyer Revocable Living Trust dated November 29, 2011, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 17 day of March, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

_____
Notary Public