Box 44
GSRM

BILL GARRETT, Davidson County
Trans:T20160022540 DEEDWARR
Recvd: 03/18/16 16:29 2 pgs
Fees:13.00 Taxes:3071.00
20160318-0026142

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $830,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of March, 2016.<br>Notary Public<br><br>My Commission Expires: 10/14/2019 |

SHONDA HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Edward Glenn Gilchrist, et ux<br>915 Overton Lea Road<br>Nashville, TN 37220 | New Owner | 146-05-0-011.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT D. MAJOR, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDWARD GLENN GILCHRIST AND MARY EUGENIA GILCHRIST, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of Lot 2 Swann's Subdivision of record in Book 6900, page 641 and revised in Book 9700, page 33, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 2 fronts 249.32 feet on the broken southerly margin of Overton Lea Road and extends back 398.79 feet on the easterly line and 350.0 feet on the westerly line to a dead line in the rear, measuring 298.82 feet thereon.**

**Being the same property conveyed to Robert D. Major, by deed from George F. Sasser, a single person, of record in Book 11080, page 204, dated August 21, 1998, Register's Office for Davidson County, Tennessee.**

Carol Major joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Roger D. Major.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, page 641 and Plat Book 9700, page 33, Register's Office for Davidson County, Tennessee.

This is improved property known as: **915 Overton Lea 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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 18th day of March, 2016.

Robert D. Major

Carol Major

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Major and Carol Major, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 17th day of March, 2016

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 07/02/2018