Davidson County DEEDWARR
Recvd: 06/06/16 08:50 3 pgs
Fees:18.00 Taxes:851.00
20160606-0056460

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 Return to: Touchstone Title & Escrow, LLC 318 Seaboard Lane #114 Franklin, TN 37067	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2016 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-26-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Knowles	Movement Mortgage, LLC	MAP 085-04
2003 Hickory Hill Lane	841 Seahawk Circle	PARCEL 017.00
Hermitage, TN 37076-1921	Virginia Beach, VA 23452	
(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, **John E. Gillmor, Jr. and wife, Lily S. C. Gillmor**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy E. Knowles and Catherine O. Knowles, 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. 52 on the Plan of Section 1, Stones River Estates Subdivision of record in Plat Book 2900, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John E. Gilmore, Jr and wife, Lily S.C. Gilmore by Warranty deed from Thomas M. Hulsey, married of record in Instrument No. 20070521-0060548 Register's Office for Davidson County, Tennessee, dated May 17, 2007 and recorded on May 21, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2003 Hickory Hill Lane, Hermitage, TN 37076-1921.**

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 the 27th day of May, 2016.

John E. Gillmor by [signature] Attorney-in-fact
John E. Gillmor, Jr. by John Edward Gillmor, Attorney-in-Fact

Lily S.C. Gillmor by [signature] Attorney-in-fact
Lily S.C. Gillmor by John Edward Gillmor, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Edward Gillmor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **John E. Gillmor, Jr. and lily S. C. Gillmor**, as their Attorney in Fact, as the free act and deed of the within named **John E. Gillmor, Jr. and Lily S.C. Gillmor**.

Witness my hand and official seal this the 27th day of May, 2016.

My Commission expires 6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

[signature]
Notary Public

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).