BILL GARRETT, Davidson County
Trans:T20160050278 DEEDWARR
Recvd: 06/14/16 10:59 2 pgs
Fees:13.00 Taxes:702.63
20160614-0060100

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lindsay Gilmore
108 Lake Terrace Circle
Nashville, TN 37217

MORTGAGEE
US Bank Home Mortgage
4801 Frederica Street
Owensboro, KY 42301

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 136-14-0
PARCEL 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Leonard A. Saddler and Carolyn C. Saddler as Trustees of the Saddler Family Revocable Trust dated October 14, 2014,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lindsay Gilmore,** 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: S. unmarried

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section 1, Castlegate, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Leonard A. Saddler and Carolyn C. Saddler as Trustees of the Saddler Family Revocable Trust, dated October 14, 2014, by Quitclaim Deed from Leonard Saddler and wife, Carolyn Saddler, dated October 14, 2014, of record in Instrument No. 20141031-0100698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; Easement to Metro Government for Sanitary Sewer of record in Book 5287, Page 958; easements, covenants, conditions and all matters and notes as shown on the plan of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **108 Lake Terrace Circle Nashville, TN 37217.**

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 10th day of June, 2016.

Leonard A. Saddler - Trustee
Saddler Family Revocable Trust
By: Leonard A. Saddler, Trustee

Carolyn C. Saddler - Trustee
Saddler Family Revocable Trust
By: Carolyn C. Saddler, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leonard A. Saddler and Carolyn C. Saddler, as Trustees, respectively, of Saddler Family Revocable Trust, dated October 14, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Leonard A. Saddler and Carolyn C. Saddler are Trustees of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 10th day of June, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $189,900.00.

AFFIANT

Subscribed and sworn to before me this 10th day of June, 2016.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/18/2016