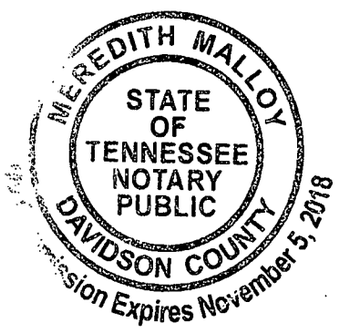
BILL GARRETT, Davidson County
Trans: T20160086358 DEEDWARR
Recvd: 09/30/16 15:33 2 pgs
Fees: 13.00 Taxes: 1109.63
20160930-0103552



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2016.

Notary Public

My commission expires: 11/5/18

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:
Angelica Marsh **Cody Marsh**	SIERRA PACIFIC MTG. CO.	**181100B01000CO**
7311 Autumn Crossing Way	6031 UNIVERSITY BLVD. #200	
Brentwood, TN 37027	ELLICOTT CITY, MD 21043	

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,

Ashby A Gilkeson, II, a married man

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

Cody Marsh and Angelica Marsh, 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 10 on the Plat of Centex at Concord, Phase I, of record in Instrument No. 20051011-0122364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ashby A Gilkeson, II and Alicia Gilkeson, husband and wife, from Centex Homes, Nevada General Partnership, by Warranty Deed dated July 6, 2006 of record in Instrument No. 20060710-0082304 and being further conveyed to Ashby A. Gilkeson, II by Quitclaim Deed from Alicia R. Camilo dated September 28, 2016 and recorded in Instrument Number 20160930-0103551, Register's Office for Davidson County, Tennessee.

Ashby A. Gilkeson, II having since divorced and remarried, Jennifer Sawyers Gilkeson. Jennifer Sawyers Gilkeson joins in the execution for the purpose of conveying all her rights and interest, 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 7311 Autumn Crossing Way, Brentwood, TN 37027.

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 28th day of September, 2016.

Ashby A Gilkeson, II

Jennifer S. Gilkeson

Jennifer Sawyers Gilkeson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ashby A Gilkeson, II and Jennifer Sawyers Gilkeson, 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 28th day of September, 2016.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON