WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/17 10:06 2 pgs
Fees:13.00 Taxes:277.13
20170308-0022826

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$74,900.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 3rd day of March, 2017

Notary Public
My Commission expires 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Terry Gilley	SAME	042-03-0-050.00
417 Edencrest Court		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 642 East Campbell Road Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Terry Gilley and Valorie Gilley, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in the 11th Civil District of Davidson County, Tennessee and described according to a survey made by R.L. Montoya-Land Surveying dated May 12, 1978, as follows:

Beginning at an iron pin in the North margin of Campbell Road, James C. Castelow's Southwest corner, as of record in Deed Book 4242, page 963, Register's Office for Davidson County, Tennessee, and the southeast corner of this described tract, as of record in Deed Book 2881, page 259, Register's Office for Davidson County, Tennessee; thence along the said North margin, North 71 deg. 38' 24" West, 195.20 feet to an iron pin; thence along a curve to the right, with a radius of 25.00 feet, a distance of 39.27 feet. to an iron pin in the southeast margin of Graycroft Avenue; thence along the said southeast margin along a curve to the right, with a radius of 310.10 feet, a distance of 234.08 feet to an iron pin; thence continuing along said margin, North 61 deg. 36' 36" East, 63.45 feet to an iron pin, the northwest corner of the Castelow property, as previously described, and the northeast corner of this surveyed tract; thence along the said Castelow's west property line as follows: South 27 deg. 47' 26" East, 39.83 feet to an existing iron pin; thence South 4 deg. 22' 37" West, 263.91 feet to the point of beginning, containing 0.95 acres, more or less.

Being the same property conveyed to The 642 East Campbell Road Trust, Amanda Dean, as Trustee, by deed from Lloyd Thomas Owen and wife, Thelma Ann Owen, on May 2, 2016, of record in Instrument Number 20160520-0050934, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record.

This is property commnly known as: **642 East Campbell Road, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 3, 2017.

The 642 East Campbell Road Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 3, 2017

My commission expires 5-5-19

Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

I, Andy Maloney, do hereby make oath that I am a licensed 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.