BILL GARRETT, Davidson County
Trans: T20170020316 DEEDWARR
Recvd: 03/09/17 09:56 2 pgs
Fees: 13.00 Taxes: 2312.50
20170309-0023323

WARRANTY DEED

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$625,000.00**.

Affiant

Subscribed and sworn to before me, this the 7th day of March, 20 17.

Notary Public

My commission expires: 8/7/19

RENNA ANN WALTERS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Derek Bell	New Owner	**Map 102-16-0 Parcel 012.00**
6010 Hickory Valley Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Dale Gillmor and Stephanie Lawrence Gillmor, husband and wife

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

Derek Bell

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. 97 on the Plan of Hillwood Estates, Section 7, as of record in Book 2133, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning on the northwesterly margin of West Hillwood Drive nka Hickory Valley Road at the corner of Lot Nos. 97 and 98; thence with the line between said two lots, northwestwardly 270 feet; thence North 34° 12' West 125.4 feet; thence North 75° 48' East 290 feet to the westerly margin of Summerly Drive; thence with same, southwardly 216.82 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southwestwardly 34.42 feet to the northwesterly margin of said West Hillwood Drive; thence with same, southwestwardly 76.13 feet to the beginning.

Being the same property conveyed to Matthew Dale Gillmor and Stephanie Lawrence Gillmor, husband and wife, by Deed dated March 15, 2011 from Edward M. Richey, Executor of the Elizabeth Lindsley Sellick Estate, of record in Instrument No. 20110317-0021076, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2133, Page 90, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **6010 Hickory Valley Road, Nashville, TN 37205**

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 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 my/our hand(s) this **7th** day of **March, 2017.**

Matthew Dale Gillmor

Matthew Dale Gillmor

Stephanie Lawrence Gillmor

Stephanie Lawrence Gillmor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew Dale Gillmor and Stephanie Lawrence Gillmor,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **March, 2017.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.