(1) Mail to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP PARCEL No.: 119-02-0-106.00

SEND TAX BILLS TO

New Owners

NAME AND ADDRESS OF NEW OWNERS:

Jose P. Valerio, Jr. and Maria S. Valerio
79 GLENROSE AVE
NASHVILLE, TN 37210

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans: T20170056747 DEEDWARR
Recvd: 07/03/17 12:57 2 pgs
Fees: 13.00 Taxes: 666.00
20170703-0066793

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

Gilmore Properties I, LLC, a Tennessee Limited Liability Company, the undersigned, hereby referred to as the GRANTOR, has bargained and sold and do hereby transfer and convey unto **Jose P. Valerio, Jr. and Maria S. Valerio, husband and wife,** hereby referred to as the GRANTEES, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of of **Lot No.** 6 on the Plan of the Glenrose Subdivision, of a part of the Emil Thoni tract of record in Book 1424 pages 142, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING a portion of the property conveyed by James E. Gilmore and Elizabeth Dian Gilmore, to Gilmore Properties I, LLC, A TN Limited Liability Company by deed appearing of record as Instrument No. 20140219-0014265, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to a permanent telecommunications easement appearing of record as Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee, and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 79 Glenrose Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s) herein, their heirs and assigns, forever.

AND Grantor does covenant with the said Grantees herein that they are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2017 property taxes are being prorated between the parties hereto, the Grantee(s) assuming payment thereof.

AND, Grantor does further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee(s) herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee(s) with delivery of deed.

WITNESS OUR HANDS this 29th day of June, 2017.

Gilmore Properties I, LLC
By:

James E. Gilmore / member
James E. Gilmore
Member

Elizabeth Dian Gilmore
Elizabeth Dian Gilmore
Member

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James E. Gilmore and Elizabeth Dian Gilmore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members of Gilmore Properties I, LLC, the bargainors, a limited liability company, and that they as such members, being authorized so to do, executed the foregoing (WARRENTY DEED) instrument for the purposes therein contained by signing the name of the company by James E. Gilmore and Elizabeth Dian Gilmore as such officers.

WITNESS MY HAND and official seal at office in Rutherford County, Tennessee, this the 29th day of June, 2017.

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Jane E Rabideau
Notary Public

My commission expires: 8/16/2020

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30th day of June, 2017.

Notary Public

My commission expires: 9/20/2017

LISA S. GEOGHEGAN WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC