Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-6644

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 10th day of July 2017.

Notary Public
My commission expires 03/06/2021

Davidson County DEEDWARR
Recvd: 07/10/17 14:19 3 pgs
Fees:18.00 Taxes:473.60
20170710-0069191

Address of New Owner:	Send Tax Bills to:	Tax Information
Christina Kelley Gilbert	Christina Kelley Gilbert	136 15 0 087.00
3587 Gondola Drive	3587 Gondola Drive	
Antioch TN 37013	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Thomas Kent Thady and wife Monica A. O'Malley hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Christina Kelley Gilbert, A Single Woman hereinafter called the Grantee her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 72-B Zone Lot Division of Lots 60 thru 72 on the Plan of Chelsea of Priest Lake, Section 1-A of record in Book 6250, Page 88 amending Plat Book 5200, Page 696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Kent Thady and Monica A. O'Malley by Warranty deed dated August 30, 2013, from Susan Maurine Faro of record in Instrument No. 20130903-0092544, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Chelsea of Priest Lake Section 1-A of record in Plat Book 6250 Page 88 and amended in Book 5200 Page 696, Register's Office for Davidson County, Tennessee. 3) Restrictions of record in Book 6213 Page 806 and amended in Book 6250 Page 88, Register's Office for County, Tennessee

This property is improved property known as 3587 Gondola Drive, Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantors covenant with Grantee that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 7 day of July, 2017.

Thomas Kent Thady
Thomas Kent Thady

Monica A. O'Malley by: Thomas Kent Thady, Her Attorney-in-Fact
Monica A. O'Malley by Thomas Kent Thady, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Kent Thady, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7 day of July, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of July, 2017 before me personally appeared Thomas Kent Thady to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Monica A. O'Malley acknowledged that such person executed the same as the free act and deed of Monica A. O'Malley.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10094

True Copy Certification

I, Dawn Kavanagh, 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 TENNESSEE

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Dawn Kavanagh who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/2021

{Notary' Seal}

