Davidson County DEEDWARR
Recvd: 08/16/17 16:10 3 pgs
Fees:18.00 Taxes:1942.50
20170816-0084331

Warranty Deed

KIMBERLY BEARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2017. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Johnathan Crocker Jessica Crocker	New Owner	
1002 Gillock Street		061-14-0-192.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY CLITHERO GILL, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNATHAN CROCKER AND JESSICA CROCKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Ross T. Hughes Subdivision of Lot No. 11 of Patterson and Young Subdivision of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William J. Stanley by Warranty deed from Alfred E. Shaw, Jr. and wife, Evelyn C. Shaw of record in Instrument No. 19991208-0300937 Register's Office for Davidson County, Tennessee, dated November 30, 1999 and recorded on December 08, 1999.

Being the same property conveyed to Steve Biggers and wife, Kathy Biggers by Quitclaim deed from William J. Stanley of record in Instrument No. 20011221-0141219 Register's Office for Davidson County, Tennessee, dated December 21, 2001 and recorded on December 21, 2001.

Being the same property conveyed to Kathy L. Biggers by Quitclaim deed from Steven D. Biggers of record in Instrument No. 20150121-0005860 Register's Office for Davidson County, Tennessee, dated January 13, 2015 and recorded on January 21, 2015.

Being a portion of the same property conveyed to Due South, LLC, a Tennessee Limited Liability Company by Warranty deed from Kathy L. Biggers, a married woman of record in Instrument No. 20160406-0033177 Register's Office for Davidson County, Tennessee, dated April 04, 2016 and recorded on April 06, 2016.

Being the same property conveyed to Due South, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Due South, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160610-0059143 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 10, 2016.

Being the same property conveyed to Amy Clithero Gill, a married woman by Quitclaim deed from Due South, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160803-0080296 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 03, 2016.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1002 Gillock Street, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2017.

Amy Clithero Gill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Clithero Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY