Bill Garrett Davidson County
Batch# 30479 DEEDWARR
11/28/2017 09:35:42 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20171128-0121079

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17-1180

WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2017.

_____
Notary Public

MY COMMISSION EXPIRES: 2-25-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-100663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Landon L. Morgan and Meredith C. Morgan	Farmington Mortgage, a division of Capstar Bank	
(NAME) 1105 Lischey Avenue	(NAME) 2002 Richard jones Rd. Ste 300A	082-03-0-445.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRIAN GILSON AND CARLY GILSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LANDON L. MORGAN AND MEREDITH C. MORGAN, HUSBAND AND WIFE, 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. 5 and the Northerly 1/2 of Lot No. 6 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 and part of Lot No. 6 front together 46.5 feet on the Easterly side of North 4th Street and extend back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Brian Gilson, a single man by Warranty Deed from Eric Savaiano and wife, MacKenzie Savaiano, (a/k/a McKenzie Savaiano) of record in Instrument No. 20140424-0034712, Register's Office for Davidson County, Tennessee, dated April 22, 2014 and recorded on April 24, 2014.

This Instrument was executed on behalf of Brian Gilson, by Jenna Marie Gilson pursuant to the Power of Attorney executed by Brian Gilson on August 18, 2017, of record in Instrument No. 20171128-0121077, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Carly Gilson, by Jenna Marie Gilson pursuant to the Power of Attorney executed by Carly Gilson on August 18, 2017, of record in Instrument No. 20171128-0121078, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1105 Lischey Avenue, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Brian Gilson and Carly Gilson, husband and wife this 22nd day of November, 2017.*******

Brian Gilson by Jenna Marie Gilson, Attorney-In-Fact
Brian Gilson, by Jenna Marie Gilson, Attorney in Fact

Carly Gilson by Jenna Marie Gilson, Attorney-in-Fact
Carly Gilson, by Jenna Marie Gilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of November, 2017, before me personally appeared Jenna Marie Gilson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brian Gilson and Carly Gilson and who acknowledged he/she/they executed the same as the free act and deed of the said Brian Gilson and Carly Gilson.

Witness my hand and official seal, this the 22nd day of November, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

** **** Witness Brian Gilson and Carly Gilson, husband and Wife, signed by Jenna Marie Gilson, Power of Attorney for Brian Gilson and Carly Gilson.