Bill Garrett Davidson County
Batch# 34534 DEEDWARR
12/07/2017 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20171207-0125065

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 59298
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Encore Construction LLC, a Tennessee limited liability company 256 Seaboard Lane Suite B 103 Franklin, TN 37067	NEW OWNER

TAX MAP PARCEL NUMBERS: 11612001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sue K. Gilmore, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Encore Construction LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 9 and Block "H" on the Map of Woodmont Lane Homesites of record in Book 1130, page 13, Register's Office for said County.

Said Lot No. 9 fronts 76.7 feet on the westerly side of Woodmont Lane, and runs back 198 feet on the northerly line and 189.7 feet on the southerly line to a dead line measuring 78 feet thereon.

Being the same property conveyed to Gerald L. Gilmore and wife, Sue K. Gilmore by Warranty Deed from Robert P. Montgomery and wife, Betty S. Montgomery, dated March 17,1976 and recorded on March 19, 1976 of record in Book 5007, page 273, Register's Office for Davidson County, Tennessee. The said Gerald L. Gilmore has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 13, said Register's Office, which Plan shows a 40 foot minimum building setback line from Woodmont Lane, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 3815 Woodmont Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of December, 2017.

Sue K. Gilmore

Sue K. Gilmore

State of Tennessee

County of Davidson

On this 6th day of December, 2017, before me the undersigned authority, personally appeared Sue K. Gilmore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: ~~$450,000.00~~ $ 485,000.00

Affiant

Sworn and subscribed before me this 7th day of December, 2017.

Notary

My Commission Expires: 12-5-2020

KATHERINE HALE MCCLELLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

