WARRANTY DEED

Bill Garrett Davidson County
Batch# 38738 DEEDWARR
12/18/2017 11:49:36 AM 2 pgs
Fees: $13.00 Taxes: $394.05

20171218-0128589

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emma Terfinko	Summit Funding	015 00 0 152.00
(NAME)	(NAME)	
7461 Wilkinson Rd.	2241 Harvard St # 200	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, THOMAS WAYNE GILL, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMMA TERFINKO, A SINGLE WOMAN, AND NATHAN BINKLEY, A SINGLE MAN, 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 Number 1 on the Plat of Gill's Two Lot Subdivision, of record in Book 11190, page 94, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being a portion of the property conveyed to Thomas R. Gill and wife, Dora L. Gill by deed from Leroy Morring and wife, Dorothy Morring of record in Book 6178, page 880, Register's Office for Davidson County, Tennessee, dated November 19, 1983. Thomas R. Gill having predeceased Dora L. Gill. Dora L. Gill a/k/a Dora Lorene Gill having died Testate on January 13, 2017. Under the Last Will and Testament of Dora L. Gill A/K/A Dora Lorene Gill, Probate Case No. 17P1385, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Twentieth Judicial District, State of Tennessee, above property was devised to Lisa Michelle Binkley. Further, said property was deeded to Thomas Wayne Gill (erroneously referred to as Thomes Wayne Gill) by Quitclaim Deed from Lisa Michele Binkley a/k/a Lisa Michelle Binkley, dated December 11th, 2017, of record as Instrument No. 20171212-0126560, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAT OF GILL'S TWO LOT SUBDIVISION, OF RECORD IN BOOK 11190, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 7461 Wilkinson Rd., Joelton, TN 37080
(House Number) (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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my, 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.

Witness my hand this 15th day of December, 2017.

THOMAS WAYNE GILL

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of December, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas Wayne Gill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public,

STEVEN PAUL DIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115