Bill Garrett Davidson County
Batch# 75599 DEEDWARR
04/02/2018 03:31:29 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20180402-0030642

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Amy Dieterle
Affiant

Subscribed and sworn to before me, this 27 day of March, 2018.

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

R Walters
Notary Public
My commission expires: 8/17/19

06-1803-76873

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Djana Shabani	Djana Shabani	097-02-0-A-412.00
2112 River Overlook Dr.	2112 River Overlook Dr.	
Hermitage TN 37076	Hermitage TN 37076	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry David Gilbert and Raylene Gail Gilbert, Co-Trustees of the Terry David Gilbert Revocable Trust u/a/d June 25, 2010, and Raylene Gail Gilbert and Terry David Gilbert, Co-Trustees of the Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Djana Shabani, a married woman, and Jaxhin Shabani* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* an unmarried man

Land in Davidson County, Tennessee, being Lot No. 412, on the Plan of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry David Gilbert and Raylene Gail Gilbert, Co-Trustees of the Terry David Gilbert Revocable Trust u/a/d June 25, 2010, and Raylene Gail Gilbert and Terry David Gilbert, Co-Trustees of the Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010 by deed from Beazer Homes Corp., a Tennessee Corporation, dated February 25, 2015, recorded March 2, 2015, of record in Instrument No. 20150302-0018017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2112 River Overlook Dr., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27 day of March, 2018.

The Terry David Gilbert Revocable Trust u/a/d June 25, 2010

Terry David Gilbert, Co Trustee
By: Terry David Gilbert, Co-Trustee

Raylene Gail Gilbert, co trustee
By: Raylene Gail Gilbert, Co-Trustee

The Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010

Terry David Gilbert, Co Trustee
By: Terry David Gilbert, Co-Trustee

Raylene Gail Gilbert co trustee
By: Raylene Gail Gilbert, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Terry David Gilbert, Co-Trustee and Raylene Gail Gilbert, Co-Trustee, whom I am personally acquainted and who upon their oath acknowledged they to be the Co-Trustees of The Terry David Gilbert Revocable Trust u/a/d June 25, 2010, and that they being authorized to do so in their capacity as Co-Trustees, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Terry David Gilbert Revocable Trust u/a/d June 25, 2010.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 27 day of March 2018.

Cheri D. Bayer
NOTARY

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

MY COMMISSION EXPIRES: 12/20/2020

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Terry David Gilbert, Co-Trustee and Raylene Gail Gilbert, Co-Trustee, whom I am personally acquainted and who upon their oath acknowledged they to be the Co-Trustees of The Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010, and that they being authorized to do so in their capacity as Co-Trustees, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 27 day of March 2018.

Cheri D. Bayer
NOTARY

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

MY COMMISSION EXPIRES: 12/20/2020