WARRANTY DEED

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/24

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 82828 DEEDWARR
04/19/2018 11:04:07 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180419-0036986

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
Jeramy Gill & Sandy Huggins	Same	01500007200
(NAME)	(NAME)	
7431 Wilkinson Rd.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeramy Gill and Sandy Huggins, 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 the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the subdivision of Weaver-Harris et al Lands, as of record in Plat Book 2, page 183, Chancery Court at Nashville, described according to a survey made March 21, 1962, by C. J. Carney, Surveyor;
And being more particularly described according to the survey of M & K Engineers, dated May 7, 1987, as follows:

Beginning at an iron pin in the westerly margin of Wilkinson Road, said pin being the southeast corner of the property conveyed to C.H. Midgett, J.C. Midgett, and Clyde Midgett, by deed of record in Book 1132, page 163, of the Register's Office of Davidson County, Tennessee;

THENCE, with the westerly margin of Wilkinson Road, the following courses:

Along a curve to the left (I = 07 degrees 56 minutes 19 seconds; R = 220.30 feet) a distance of 30.52 feet to a point;

South 05 degrees 59 minutes 20 seconds West, 49.69 feet to a point;

Along a curve to the left (I = 23 degrees 50 minutes 21 seconds; R = 464.76 feet) a distance of 193.38 feet to a point:

South 17 degrees 51 minutes 01 seconds East, 60.71 feet to a point:

Along a curve to the right (I = 4 degrees 59 minutes 07 seconds; R = 748.64 feet) a distance of 65.14 feet to an iron pin;

THENCE, South 55 degrees 11 minutes 39 seconds West, 298.12 feet to an iron pin;

THENCE, North 37 degrees 43 minutes 32 seconds West 618.92 feet to an iron pin;

THENCE, North 02 degrees 38 minutes 44 seconds East, 213.91 feet to an iron pin;

THENCE, South 75 degrees 58 minutes 03 seconds East, 585.86 feet to the point of beginning, containing 5.99 acres, more or less.

Being the same property conveyed to Thomas R. Gill and wife, Dora C. Gill by deed from James C. Midgett, Trustee, of record in Book 7243, page 420, Register's office for Davidson County, Tennessee, dated May 20, 1987, recorded May 21, 1987. Thomas R. Gill having predeceased Dora C. Gill a/k/a Dora Lorene Gill as evidenced by Affidavit of Inheritance recorded in Instrument Number 20170913-0093585, said Register's Office, Dora C. Gill a/k/a Dora Lorene Gill having died testate on January 13, 2017. By item "V" of The Last Will and Testament of Dora Lorene Gill, deceased, of record in Probate File 17P1385, Probate Clerk's Office for Davidson County, Tennessee, property was devised to Thomas Wayne Gill.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL

MATTERS SET FORTH ON THE PLAN OF THE SUBDIVISION OF WEAVER-HARRIS ET AL LANDS, AS OF RECORD IN PLAT BOOK 2, PAGE 183, CHANCERY COURT AT NASHVILLE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

Property is not the primary residence of the Grantor.

unimproved ☐

This is improved ☑ property, known as 7431 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 do covenant with the said GRANTEES that 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 do further covenant and bind , 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 17th day of April, 2018.

Thomas Wayne Gill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of April, 2018, 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,

Return To:

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

STEVEN PAUL LASSITER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY