WARRANTY DEED

Bill Garrett
Batch# 120929
07/25/2018 03:10:46 PM
Fees: $13.00 Taxes: $3,818.40

Davidson County
DEEDWARR
2 pgs

20180725-0072705

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,032,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven W McGinty	Steven W McGinty	132-14-0-057.00
(NAME)	(NAME)	
4700 Churchwood Drive	4700 Churchwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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, **Charles M. Gill, Jr., and Barbara S. Gill, Trustees under the Gill Revocable Trust dated April 15, 2017,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven W McGinty and Lisa M McGinty,** 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:

Being Lot No. 87 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara S. Gill, married, by Warranty Deed dated April 5, 2000, from Richard F. Wallman, a married man, and Lynne Wallman, a married woman, of record in Instrument No. 20000406-0034795, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Barbara S. Gill and husband, Charles M. Gill, Jr., by Quitclaim Deed dated January 7, 2011, from Barbara S. Gill, of record in Instrument No. 20110113-0003646, Register's Office for Davidson County, Tennessee. AND Being the same propery conveyed to Charles M. Gill, Jr. and Barbara Gill, Trustees under the Gill Revocable Trust dated April 15, 2017, by Quitclaim Deed dated April 15, 2017, from Barbara S. Gill and husband, Charles M. Gill, Jr., of record in Instrument No. 20170421-0039321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1835, pages 15 and 16; Restrictions of record in Book 1788, page 186 and in Book 1809, page 539; and Agreement for dedication of easement for sanitary sewers and/or storm drainage in Book 6975, page 28, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4700 Churchwood Drive, Nashville, TN 37220
(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 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.

Witness this 24th day of July, 2018.

CHARLES M. GILL, JR., AND BARBARA S. GILL,
TRUSTEES UNDER THE GILL REVOCABLE TRUST
DATED APRIL 15, 2017

Charles M Gill Jr.
Trustee

Barbara S Gill
Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles M. Gill, Jr., and Barbara S. Gill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 24th day of July, 2018.

Notary Public
My Commission Expires: 6/12/21

File No.: 27882



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-2R-18-4700