Karen Y Johnson Davidson County
Batch# 139766 DEEDWARR
09/11/2018 03:37:54 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180911-0090088

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Erin G. Thomas and Stephen T. Thomas	Churchill Mortgage Corporation	033 15 0 048.00
(NAME)	(NAME)	
821 E Campbell Rd	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jimmy R. Gilley and wife Gina L. Gilley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erin G. Thomas and Stephen T. Thomas, wife and husband**, 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:

Property located at 821 East Campbell Road, City of Madison, State of Tennessee, Zip Code of 37115, County of Davidson and described as follows:

Being Lot No. 198, on the Plan of Primrose Acres, Section 2, as shown on Plat of record in Plat Book 2900, Page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference in hereby made for a more particular description.

Being the same property conveyed to James R. Gilley and wife, Gina L. Gilley; William R. Baggett and wife, Donna G. Baggett as joint tenants with the right of survivorship by Warranty Deed from Lucelia B. Reed, unmarried dated June 27, 1995 and recorded July 17, 1995 in Book 9732, Page 107, and being re-recorded October 16, 1995 in Book 9827, Page 814, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jimmy R. Gilley and wife, Gina L. Gilley by Quit Claim Deed from William R. Baggett and wife, Donna G. Baggett dated March 5, 2001 and recorded March 14, 2001 as Instrument No. 200103140024336, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-186947SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BRE-18-821

unimproved ☐
This is improved ☒ property, known as 821 E Campbell Rd, Madison, TN 37115

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, has 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 our hands this 6th day of September, 2018

Jimmy R. Gilley

Gina L. Gilley

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jimmy R. Gilley and wife Gina L. Gilley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2018.

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: GRN-186947SSO