Karen Y Johnson Davidson County
Batch# 143827 DEEDWARR
09/21/2018 10:34:13 AM 3 pgs
Fees: $18.00 Taxes: $869.13

20180921-0093687

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

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

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $234,900.00.

Affiant

Subscribed and sworn to before me, this 31 **day of August, 2018.**

Notary Public
My commission expires: 10-11-21

06-1807-76993

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Susan E. Tilden 2108 River Overlook Dr Hermitage TN 37076	NEW OWNER	097-02-0-A-410.00

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, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Susan E. Tilden, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 410, 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 Warranty Deed from Beazer Homes Corp. a Tennessee Corporation, dated February 25, 2015, recorded March 2, 2015, of record in Instrument No. 20150302-0018036, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Raylene Gail Gilbert Revocable Trust by Quitclaim Deed from Terry David Gilbert and Raylene Gail Gilbert, Co-Trustees of the Terry David Gilbert Revocable Trust u/a/d June 25, 2010, and the Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010, dated July 18, 2016, recorded July 19, 2016, of record in Instrument No. 20160719-0073955, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry David Gilbert and Raylene Gail Gilbert, husband and wife by Quitclaim Deed from Raylene Gail Gilbert, Trustee of the Raylene Gail Gilbert Revocable Trust, dated March 7, 2018, recorded March 7, 2018, of record in Instrument No. 20180307-0021650, 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 2108 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.

Terry David Gilbert and Raylene Gail Gilbert, Co-Trustees of the Terry David Gilbert Revocable Trust u/a/d June 25, 2010 and Terry David Gilbert and Raylene Gail Gilbert, Co-Trustees of the Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010 executes this instrument for the purpose of quitclaiming and conveying their interest, if any, in the subject property.

WITNESS my hand this 31 day of August, 2018.

Terry David Gilbert

Raylene Gail Gilbert

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terry David Gilbert and Raylene Gail Gilbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31 day of August, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Terry David Gilbert Co-Trustee of the Terry David Gilbert Revocable Trust u/a/d June 25 2010

Terry David Gilbert, Co-Trustee of the Terry David Gilbert Revocable Trust u/a/d June 25, 2010

Raylene Gail Gilbert, Co-Trustee of the Terry David Gilbert Revocable Trust u/a/d June 25, 2010

Raylene Gail Gilbert, Co-Trustee of the Terry David Gilbert Revocable Trust u/a/d June 25, 2010

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

Terry David Gilbert, Co-Trustee of the Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010 June 25, 2010

Terry David Gilbert, Co-Trustee of the Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010

Raylene Gail Gilbert, Co-Trustee of the Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010

Raylene Gail Gilbert, Co-Trustee of the Raylene Gail Gilbert Revocable Trust u/a/d June 25, 2010

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 31 day of August 2018.

NOTARY

MY COMMISSION EXPIRES: 5/17/21

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 31 day of August 2018.

NOTARY

MY COMMISSION EXPIRES: 5/17/21

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY