RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: 191769

WARRANTY DEED

Karen Johnson Davidson County
Batch# 190381 **DEEDWARR**
01/31/2019 10:19:42 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190131-0009355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of January, 2019.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK N. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA BAXTER 308 PINEWAY DR NASHVILLE, TN 37217	Same address as new owner	062 02 0B 031.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars ($255,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ADAM GILLILAND AND AMANDA GILLILAND**, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BARBARA BAXTER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Final Plat of Abbington Park, Phase One, Section One of record in Instrument No. 20030328-0041019, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Adam N. Gilliland, unmarried by Warranty Deed from Jacob L. Gabbard and wife, Sarah E. Gabard, dated September 20, 2013 and recorded in Instrument No. 20130926-0101037, Register's Office for Davidson County, Tennessee. Further conveyed by Quit Claim Deed from Adam N. Gilliland to Adam N. Gilliland and Amanda Catherine Gilliland, husband and wife, dated August 28, 2014 and recorded in Instrument No. 20140829-0079352, said Register's Office.

The address of the herein described property is believed to be 4040 Longfellow Dr, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of January, 2019.

AMANDA GILLILAND

ADAM GILLILAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Adam Gilliland and Amanda Gilliland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of January, 2019.

Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22

